

FEE \$	10'
TCP \$	500'
SIF \$	292'

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79137



Your Bridge to a Better Community

BLDG ADDRESS 2806 662 Grandview Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 0

TAX SCHEDULE NO. 2943-062-33-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Grandview TOTAL SQ. FT. OF EXISTING & PROPOSED 2,790

FILING 4 BLK 1 LOT 6 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER Brad & Kim Cummins NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 493 Ol' Sun Drive USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 434-0441 DESCRIPTION OF WORK & INTENDED USE New single family residence

(2) APPLICANT J.G. Molzahn Const., Inc. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 3020 Bookcliff Ave.

(2) TELEPHONE 434-6069

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 10 TRAFFIC 22 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

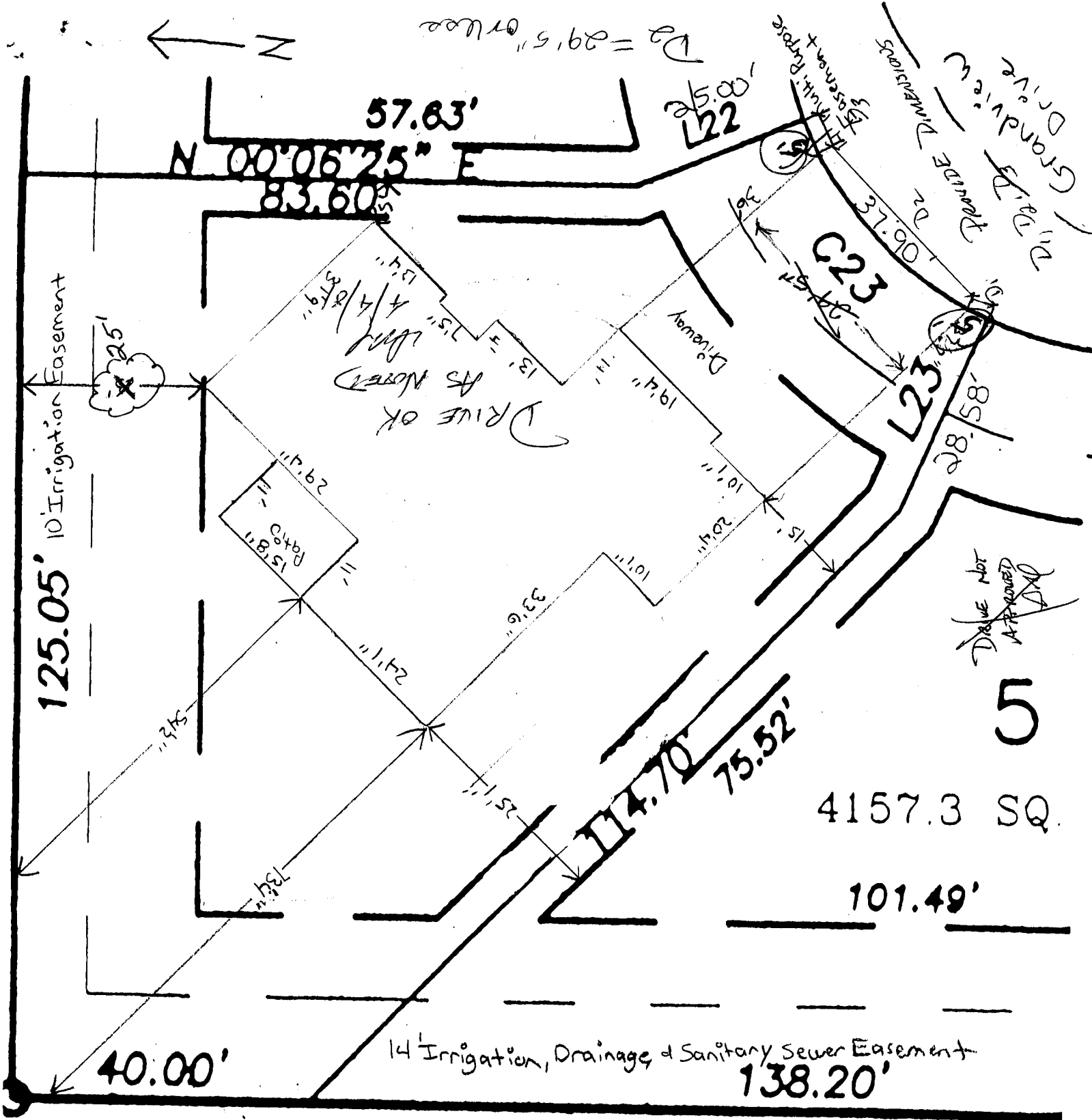
Applicant Signature Cedric E. Mjfel Date 3-21-01

Department Approval Gonnie Edwards Date 4/4/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>13855</u>
Utility Accounting	<u>Arthur Vanover</u>		Date <u>4-4-01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Grandview Drive
 Filing 4, Block, Lot 6
 Grandview Subdivision

2887

ACCEPTED KKA 4/9/07
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.