

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

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

BLDG PERMIT NO. 79156



Your Bridge to a Better Community

①

BLDG ADDRESS 2808 Grandview Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,490

TAX SCHEDULE NO. 2943-062-37-007 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Grandview TOTAL SQ. FT. OF EXISTING & PROPOSED 2,490

FILING 4 BLK 1 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Jason & Tanna Albiston NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 4643 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 285-1196

(2) APPLICANT J. G. Mohahn Const., Inc. DESCRIPTION OF WORK & INTENDED USE New single family residence

(2) ADDRESS 3020 Bookcliff Ave TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(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 Adrian E. Mohl Date 3-21-01

Department Approval [Signature] Date 4/4/01

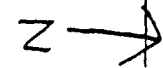
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>13856</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4-4-01</u>

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)

3/32 = 1.67

125.05'



95.03'

6434.0 SQ. FT.

6

ACCEPTED
ANY CHANGE IN
APPROVAL OF
DEPT. IT IS THE
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

KKA 4/4/01

83.82'
75.52'

59.58'
83.60'

10' Irrigation
Easement

85.00'

51.7'
33.4'

75.00'
covered
patio

57.63'

14' Multi-
Purpose Easement

2808 Grandview Dr.
Lot 7, Block 1, P1894
Grandview Subdivision

Driveway

Grandview Drive

DRIVE OK AS
NOTED
3/22/01

62.00'

110.00'

62.00'

N 00°06'25" E

45.57'
MUST BE GREATER THAN 14'
AND LESS THAN 30'

95'

16.74'

5.89'

17

123
223

3/22/01