

18640

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 87945



Your Bridge to a Better Community

BLDG ADDRESS 732 Galaxy SQ. FT. OF PROPOSED BLDGS/ADDITION 3,001

TAX SCHEDULE NO. 270135400058 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Endemere Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 3,001

FILING 1 BLK 2 LOT 4 NO. OF DWELLING UNITS: TB
 Before: 0 After: 1 this Construction

(1) OWNER Jim Flynn / Kiva Dore NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 1 this Construction

(1) ADDRESS 1235 Ovary Ave USE OF EXISTING BUILDINGS 3,001

(1) TELEPHONE 234-8070 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT _____ TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 RSF2 Maximum coverage of lot by structures 30%

SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 15/3 from PL, Rear 30/5 from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 [Signature] Date _____

Department Approval [Signature] Date 1/28/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15660</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/28/03</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)

Site and Drainage Plan

20' Storm Drain & Utility Easement
N00°00'00"E 89.63'

S00°00'00"E

70.56'

S00°00'00"E 68.81'

1.63'

24

*see as amended
11/28/03*

driveway should be located 5' from

C10

N19°54'00" 25.00'

Block 2

7.5' Irrigation Easement

122.61'

N90°00'00"E 134.24'

Driveway

15'-7"

15'-7"

15'-7"

15'-7"

15'-7"

15'-7"

15'-7"

15'-7"

15'-7"

15'-7"

15'-7"

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15'-7"

15'-7"

15'-7"

15'-7"

15'-7"

15'-7"

15'-7"

15'-7"

15'-7"

107.64'

S81°36'42"E

167.93'

S15°23'52"E

11/28/03
Faye Gibson
ACCEPTED
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.

732 Galaxy

Lot 4 Blk 2
Windemere Heights

KIVA HOMES
Where Art and Construction Meet