

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

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

BLDG PERMIT NO. _____



correct *City of* *511x231 Rd* *pd. 4/21/03* *Tap # 15989*

BLDG ADDRESS 513 31 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1710

TAX SCHEDULE NO. 2443-094-00-094 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION O'Connor 31 RD Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1710

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

(1) OWNER Judovsky O'Connor Inc. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 751 2 1/2 Rd G9 C0.81504 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970-261-2602 DESCRIPTION OF WORK & INTENDED USE Single Family 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 RSF-4 Maximum coverage of lot by structures 50%

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

Side 7'/3' from PL, Rear 25'/5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions Permanent foundation req'd

CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Davis O'Connor Date 03-23-04

Department Approval Daylen Henderson (per RE) Date 3-24-04

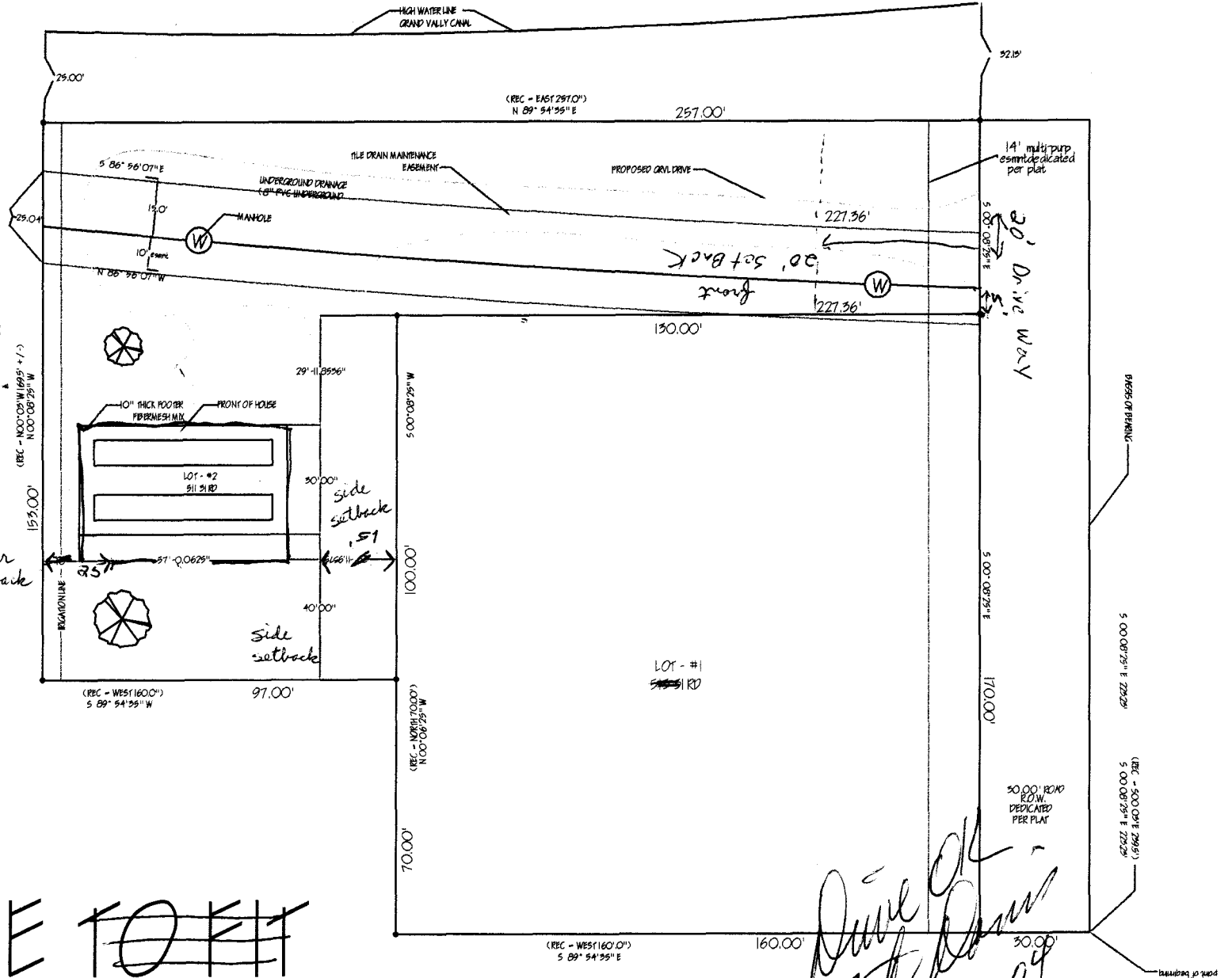
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>O'Connor</u>		Date <u>3-24-04</u>

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)

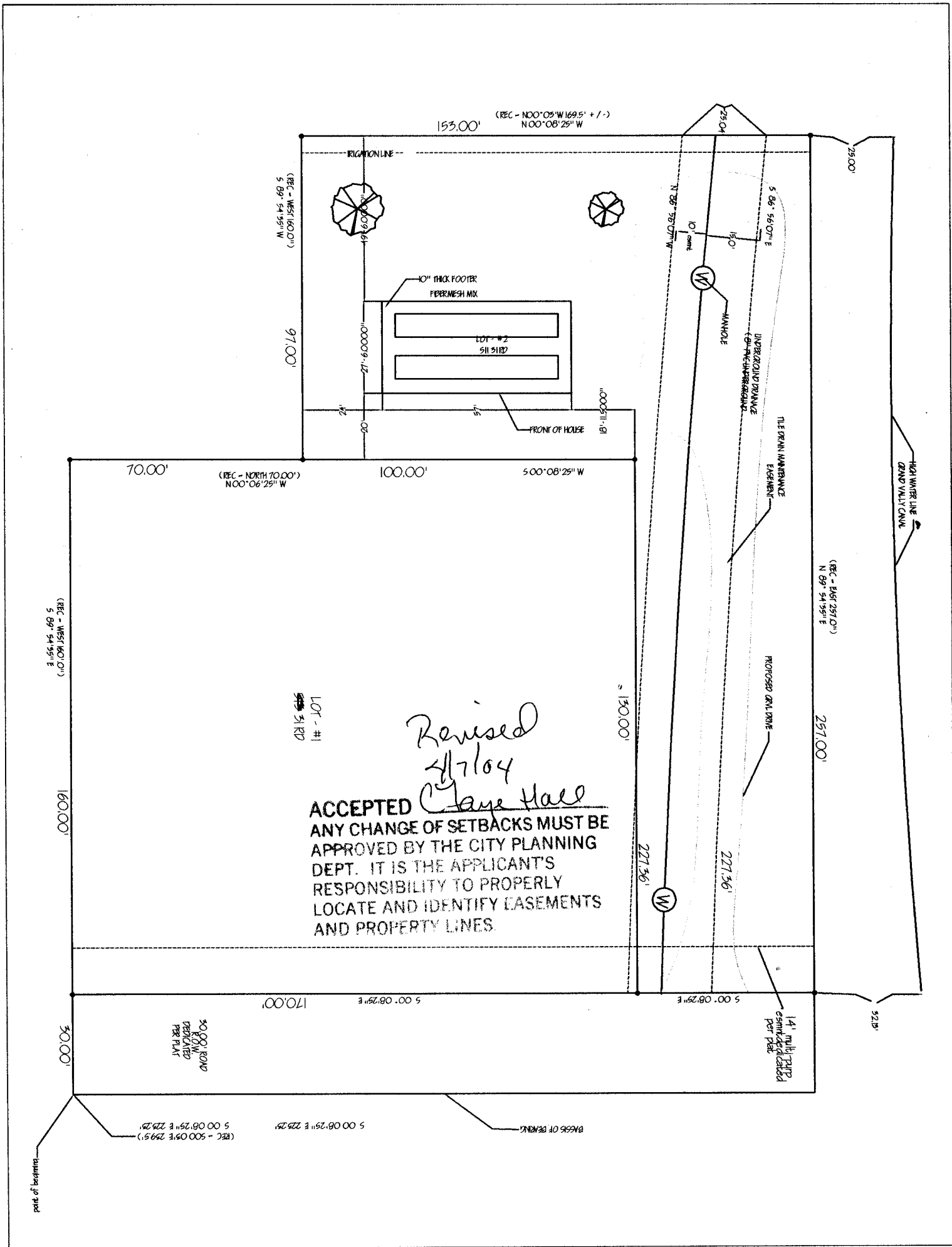
3-24-04 (per RE)

ACCEPTED Gayleen Henderson
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.



not to
SCALE TO FIT

*Drive Oil
Kurt Davis
3-24-04*



Revised 2/7/04
Clare Hall
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.

LOT - #1
~~511 5182~~

30.00' ROAD DEDICATED PER PLAN

14" MULTI TAMP GRANITE/CEMENTED PER PLAN

point of beginning

