

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 721 Victor Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 15 SQ.FT  
 TAX SCHEDULE NO. 2701-354-26-006 SQ. FT. OF EXISTING BLDGS 2354  
 SUBDIVISION BELLAVISTA sub TOTAL SQ. FT. OF EXISTING & PROPOSED 2369  
 FILING 96-2223 BLK \_\_\_\_\_ LOT 6 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER MARY Anderson NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 721 Victor Dr. USE OF EXISTING BUILDINGS Residence  
 (1) TELEPHONE 257-9272 DESCRIPTION OF WORK & INTENDED USE Furnace Room  
 (2) APPLICANT DURA Systems Inc. TYPE OF HOME PROPOSED:  
 (2) ADDRESS 902 Hwy 50  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 245-6898  Other (please specify) FURNACE ROOM

**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-2 Maximum coverage of lot by structures 30%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 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).

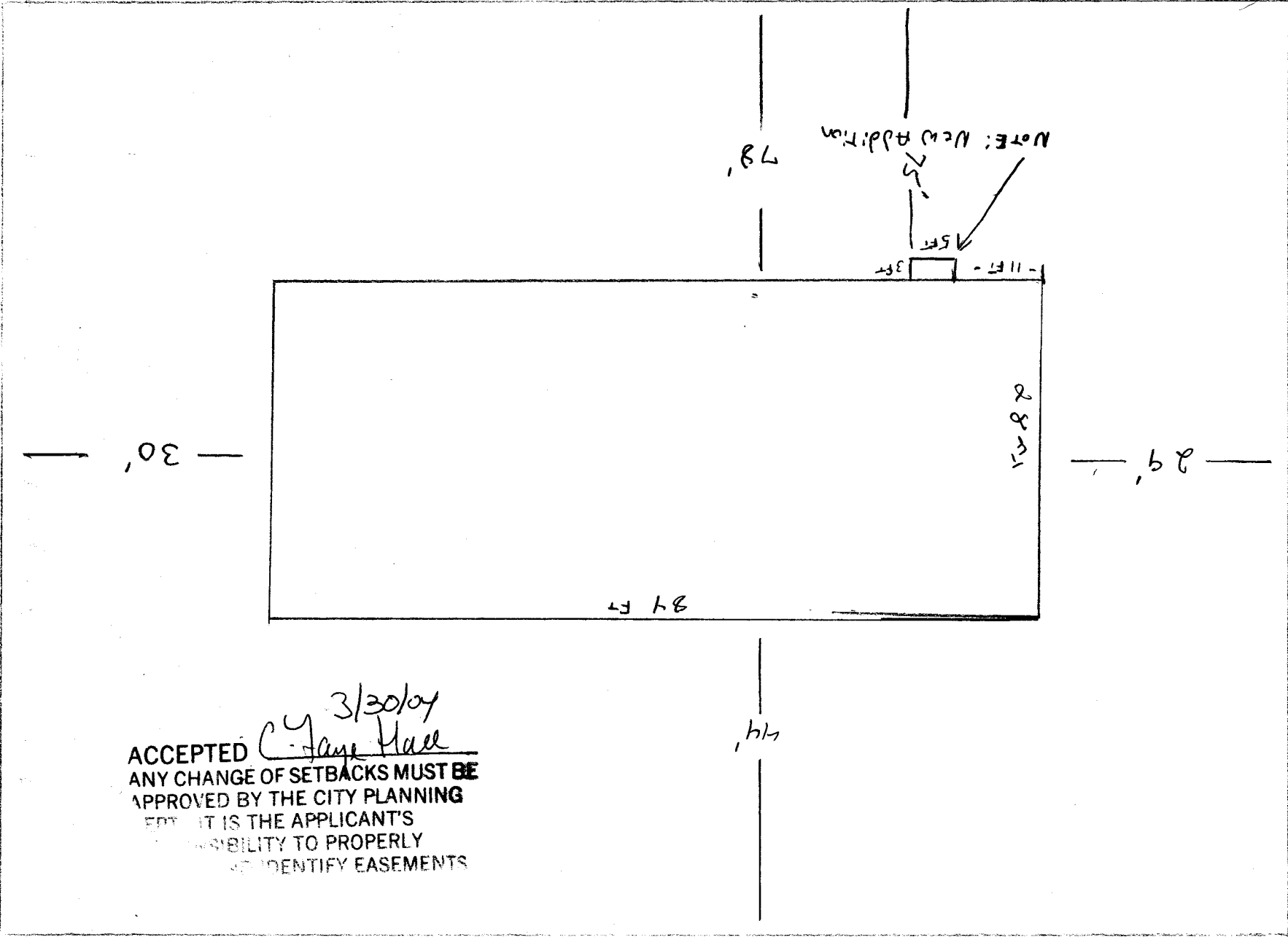
Applicant Signature Keith Denar Date 3-30-04  
 Department Approval C. Faye Hall Date 3/30/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Watersbury</u>	Date	<u>3/30/04</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)

M



NOTE: New Addition

3/30/04  
 ACCEPTED C. J. Hall  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 IDENTIFY EASEMENTS

Victor ~~St~~

781 VICTOR E

414

sth

30'

29'

28 FT

84 FT

78'

414

11 FT - 3 FT

5 FT

75'