FEE\$	10.00
TCP\$	14.2
SIF\$	

PLANNING CLEARANCE

BI DC	PERMIT	NO
DLDG	LEUIAIII	NO.

(Single Family Residential and Accessory Structures)

Community Development Department

45798-10062

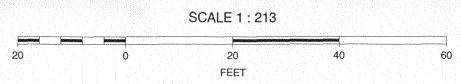
7511010000			
Building Address 2410 Aprical CT	No. of Existing Bldgs/ No. Proposed		
Parcel No. 2445 - 014 - 35 - 020	Sq. Ft. of Existing Bldgs / Sq. Ft. Proposed 672		
Subdivision 16+520 BIK12 & PARCES ANT PULL Spring	Sq. Ft. of Lot / Parcel 10,000 Sq. FT.		
Filing # 6 Block 13 Lot 20	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)		
OWNER INFORMATION:	Height of Proposed Structure Single Story		
Name DAHITWIE BITHER	DESCRIPTION OF WORK & INTENDED USE:		
Address 2410 ApriloTCT	New Single Family Home (*check type below) Interior Remodel Other (please specify):		
City/State/Zip Gd Tct (0 8156)	Other (please specify).		
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:		
Name DAN/JULIE B. trin	★ Site Built		
Address 2410 Apricoi CT	Other (please specify): Ledroom family		
City/State/Zip Gd Jc+ (0 8156) NO	OTES: VOCANTATIO PLANS + HON FRONT PLANS		
Telephone 970 255 8446	are included		
	isting & proposed structure location(s), parking, setbacks to all a width & all easements & rights-of-way which abut the parcel.		
THIS SECTION TO BE COMPLETED BY COMM	IUNITY DEVELOPMENT DEPARTMENT STAFF		
zone <u>R-5</u>	Maximum coverage of lot by structures		
SETBACKS: Front <u>20</u> as from property line (PL)	Permanent Foundation Required: YESNO		
Side $\frac{5}{3}$ from PL Rear $\frac{25}{5}$ from PL	Parking Requirement		
Maximum Height of Structure(s)351	Special Conditions		
Voting District Driveway Location Approval (Engineer's Initials)			
	in writing, by the Community Development Department. The ntil a final inspection has been completed and a Certificate of partment (Section 305, Uniform Building Code).		
	information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal n-use of the building(s).		
Applicant Signature Juni K. B. t.	Date 4-1-88		
Department Approval L. Keylik	Date 4/3/08		
A LINE LA STATE OF THE STATE OF	Date 1/3/00		
Additional water and/or sewer tap fee(s) are required: YES			
Additional water and/or sewer tap fee(s) are required: YES Utility Accounting			

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)

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

City of Grand Junction GIS Zoning Map ©





http://gis-web-fs.ci.grandjct.co.us/maps6/Zoning_Map1.mwf

ACCEPTED Republic ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Thursday, April 03, 2008 11:17 AM