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BLDG PERMIT NO. 54386

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

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tcp*

9007-2440-03-6 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2868 Oarla Dr.</u>	TAX SCHEDULE NO. <u>2943-064-07-012</u>
SUBDIVISION <u>Oarla Jean</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>600 sq ft</u>
FILING <u>—</u> BLK <u>3</u> LOT <u>12</u>	SQ. FT. OF EXISTING BLDG(S) <u>1800 sq ft</u>
(1) OWNER <u>Jim Paeman</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2868 Oarla Dr.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-5834</u>	USE OF EXISTING BLDGS <u>Res.</u>
(2) APPLICANT <u>KATT Service</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Adding</u>
(2) ADDRESS <u>493 Meadowlark way</u>	<u>on a Dining & Family Rooms</u>
(2) TELEPHONE <u>434-9896</u>	

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>RSF-5</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENS.T. <u>10</u> T.ZONE <u>22</u> ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 <u>Michael Watkins</u>	Date <u>Dec 6, 95</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>12/6/95</u>

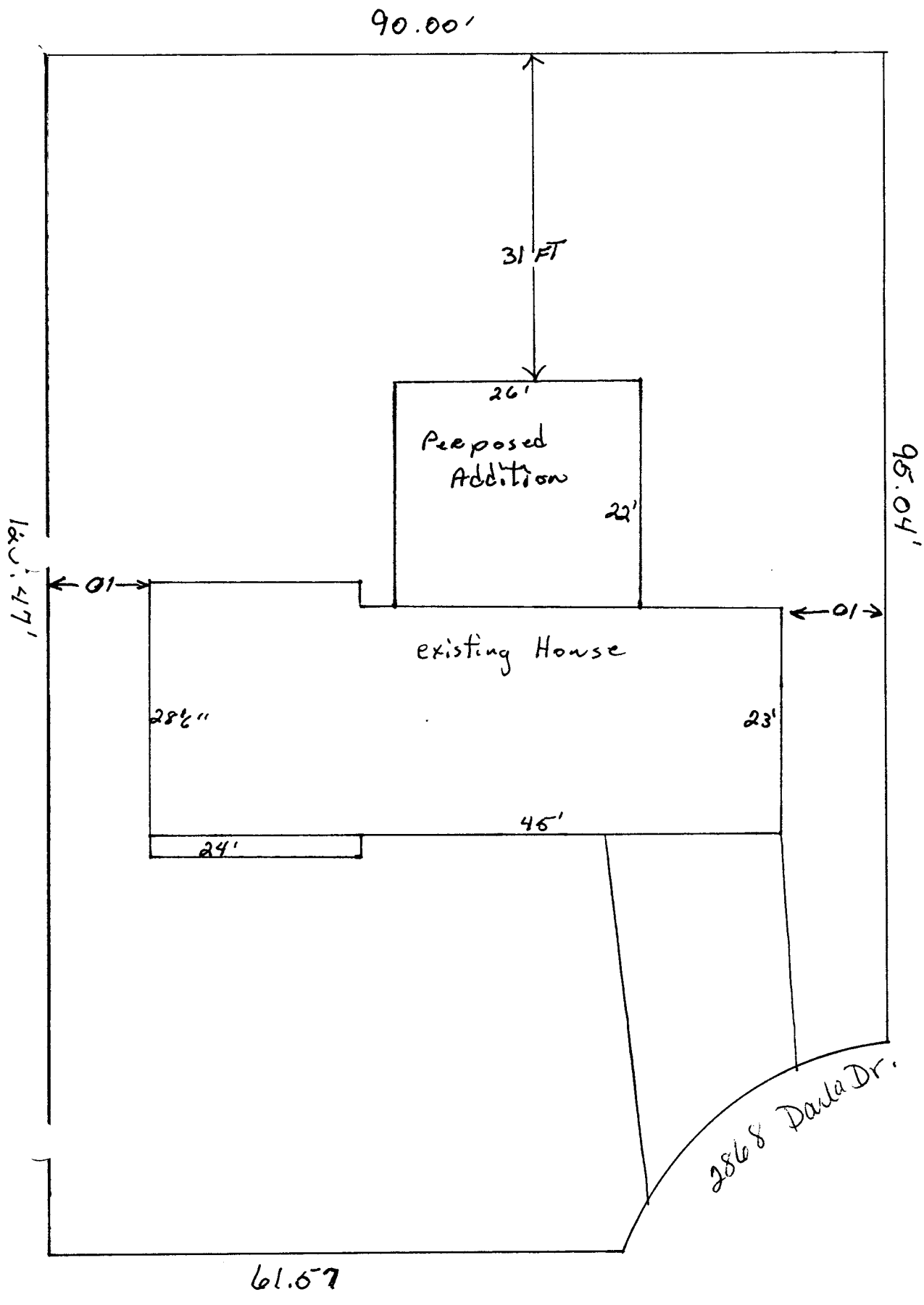
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A *no change in S/F use*

Utility Accounting <u>Millie Fowler</u>	Date <u>12-6-95</u>
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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)

ACCEPTED *Ronnie 12/6/95*
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.



2943-064-07-012