

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	—



BLDG PERMIT NO. 61563

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

BLDG ADDRESS 3760 N. 15th Court TAX SCHEDULE NO. 2945-012-58-004
 SUBDIVISION Plannigan Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2128
 FILING 4 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Robert W Scott NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3979 S Piazza NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE (970) 241-4940 USE OF EXISTING BLDGS —
 (2) APPLICANT Clarence Schroed DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 4212 27 1/2 rd G.S. Co. 815-06 Single Family Residence
 (2) TELEPHONE (970) 244-8585

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 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 7' from PL Rear 30' from PL
 Maximum Height 32' CENSUS 21 TRAFFIC 10 ANNEX# _____

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).

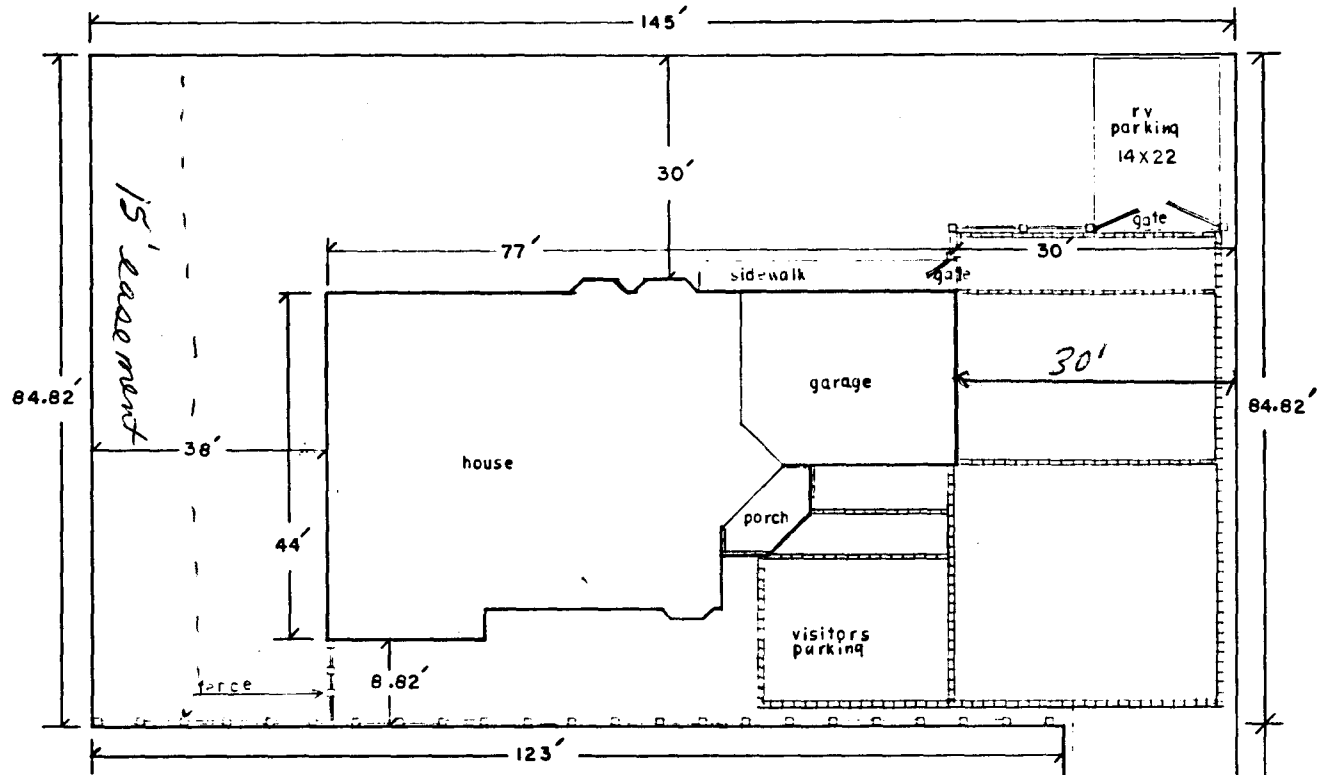
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Clarence Schroed Date 8-13/97
 Department Approval Ronnie Edwards Date 8/13/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10463
 Utility Accounting Handwritten Date 8-13-97

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)



Setbacks are to exterior bearing walls.

2128 sq ft RESIDENCE
594 sq ft GARAGE

NORTH
↓

DRIVEWAY LOCATION OK.
(FLAG LOT)
Kl Ashbeck 8/13/97

ACCEPTED *Ronnie* 8/13/97
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.

15 TH COURT

SITE PLAN		
SCALE 1" = 11'	APPROVED BY	DRAWN BY
DATE:		
3760 NORTH 15 TH COURT		
PTARMIGAN	DGE	DRAWING NUMBER