

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 160562

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

NOT TO HOOD
up to sewer

Septic
only

BLDG ADDRESS 691 25 ROAD TAX SCHEDULE NO. 245-041-00-004
 SUBDIVISION Johnson Miner SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,864
 FILING BLK LOT 2 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER MIKE + PAULA KOCHHEVAR NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 693 25 ROAD
 (1) TELEPHONE 242-7285 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT MIKE KOCHHEVAR USE OF EXISTING BLDGS NA
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: SINGLE
 (2) TELEPHONE SAME Family Residence

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 2
 or 65' from center of ROW, whichever is greater **PAID** Special Conditions _____
 Side 7' from PL Rear 30' from _____ **MAY 27 1997**
 Maximum Height 32' **DH** CENSUS 9 TRAFFIC 4 ANN# _____

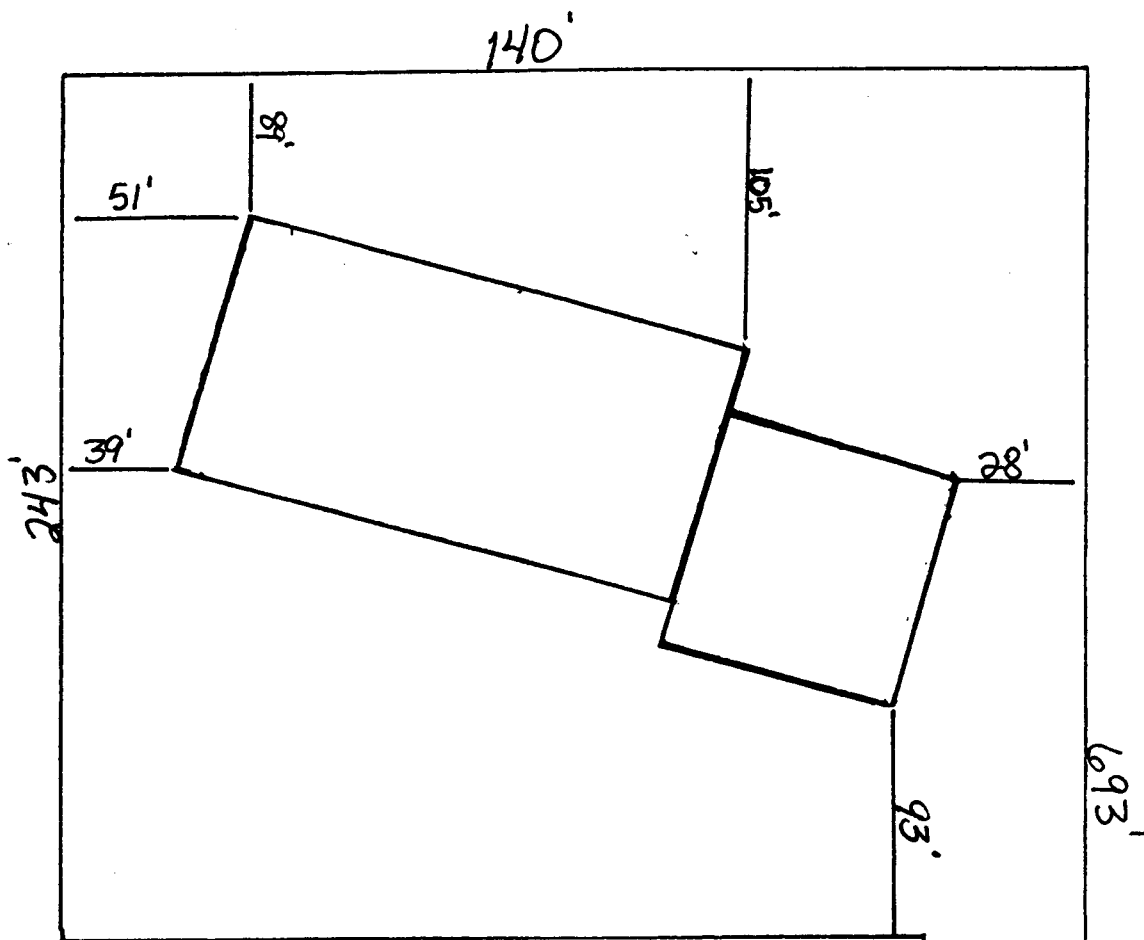
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 [Signature] Date 5-21-97
 Department Approval [Signature] Date 5-27-97 informal
 ^dditional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. Waiver from City Council on septic
 Utility Accounting [Signature] Date 5/27/97

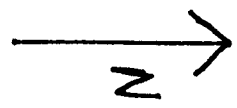
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



ACCEPTED SLC 5/27/97
 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.

Not to Scale but
 measurements are accurate.



691 25 ROAD

Driveway location O.K.
 (Existing gravel)
 5/27/97 K.L. Ashbeck