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BLDG PERMIT NO. 60255

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

BLDG ADDRESS 264 27 1/2 RD TAX SCHEDULE NO. 2945-251-02-010
 SUBDIVISION COX SQ. FT. OF PROPOSED BLDG(S)/ADDITION 816
 FILING _____ BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) 1800
 (1) OWNER Kenneth Grzybowski NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 264 27 1/2 RD NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (1) TELEPHONE 970-241-0094 USE OF EXISTING BLDGS House & storage shed
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: METAL
 (2) ADDRESS _____ BUILDING, STORAGE, GARAGE
 (2) TELEPHONE _____

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-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 50' from center of ROW, whichever is greater
 Side 3' to eave from PL accessory Rear 3' to Eave from PL Special Conditions _____
 Maximum Height 32' CENSUS 813 TRAFFIC 80 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: Kenneth Grzybowski Date 5-8-90
 Department Approval: Santa J. Castello Date 5-8-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 7004-1490-10-9
 Utility Accounting: [Signature] Date 5-8-97

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)

ACCURATE WITH TAPE 264 27 1/2 RD

