

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



BLDG PERMIT NO. 60690

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2709 B³/₄ Rd TAX SCHEDULE NO. old# 2945-252-00-121
 SUBDIVISION Daughter's Cove SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) -0-
 (1) OWNER Richard I. Bishop NO. OF DWELLING UNITS
 BEFORE: -0- AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3192 Kennedy Av
 NO. OF BLDGS ON PARCEL
 BEFORE: -0- AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-6027
 USE OF EXISTING BLDGS Single family home
 (2) APPLICANT Mike Bishop DESCRIPTION OF WORK AND INTENDED USE: Fram
 (2) ADDRESS 1508 Main St #3 constructed for single family
 (2) TELEPHONE 245-3422

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 4590
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32
 CENSUS 13 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 Richard Bishop Date 6/10/97
 Department Approval W. Wayne C. Smith
Santa J. Costello Date 6/10/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 10254
 Utility Accounting Dolores Hobbs Date 6/10/97

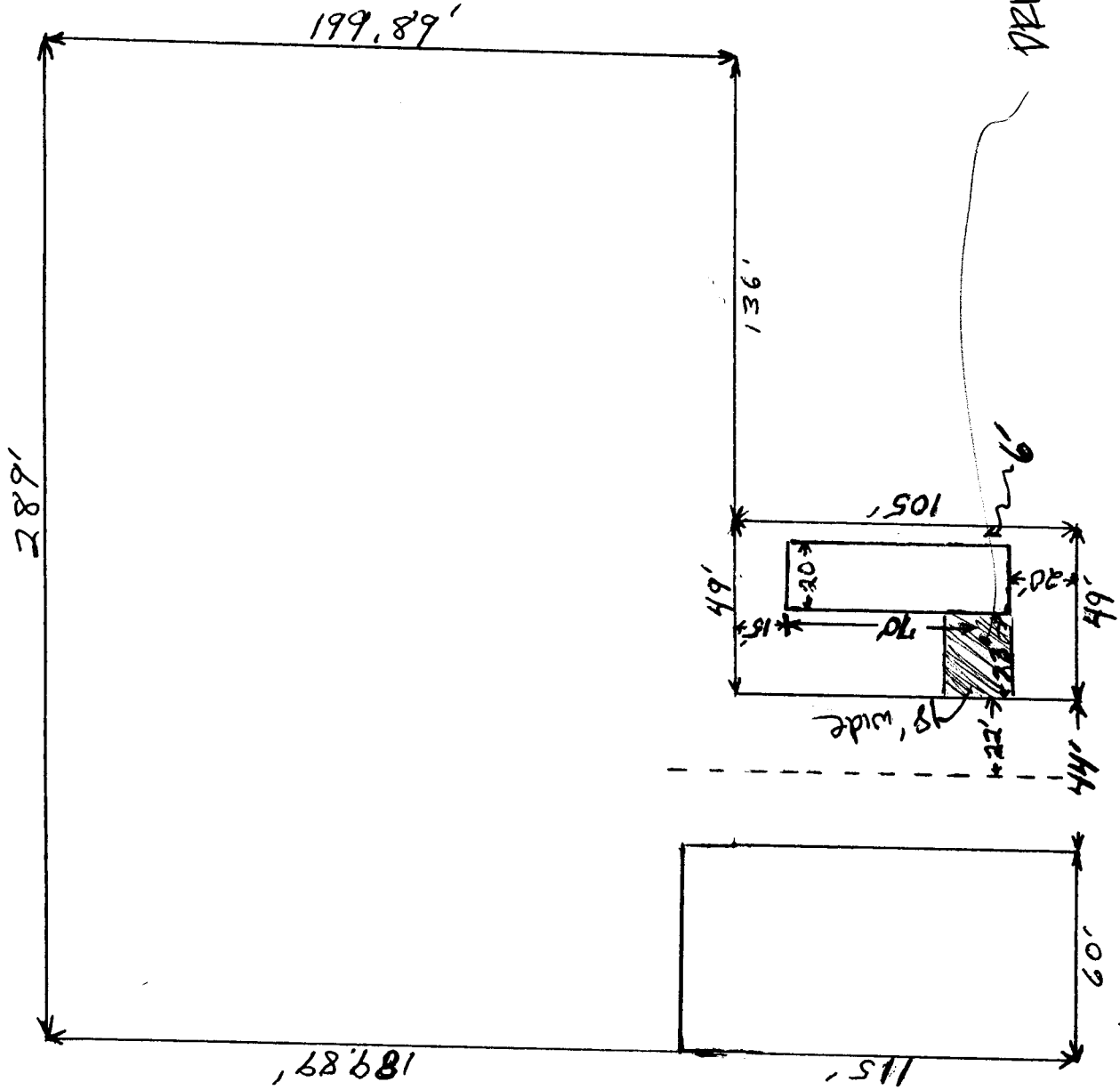
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED SLC 6/10/97
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.

DRIVEWAY LOCATED O.K.

U Address 6/5/97



B 3/4 ROAD +