

FEE \$	10.00
TCR \$	—
SIF \$	—



BLDG PERMIT NO. 103279

C

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

5315-3321

BLDG ADDRESS <u>349 Belford</u>	TAX SCHEDULE NO. <u>2945-142-10-005</u>
SUBDIVISION <u>City of Grand Jct</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>768</u>
FILING <u>BLK 14 LOT 11+12</u>	SQ. FT. OF EXISTING BLDG(S) <u>750</u>
(1) OWNER <u>Randy Foster</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>349 Belford</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243-5814</u>	USE OF EXISTING BLDGS <u>Single family</u>
(2) APPLICANT _____	DESCRIPTION OF WORK AND INTENDED USE: <u>Detached</u>
(2) ADDRESS _____	<u>Garage</u>
(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 <u>RMF-32</u>	Maximum coverage of lot by structures _____
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>3'</u> from PL Rear <u>10'</u> from PL	Special Conditions _____
Maximum Height <u>36'</u>	CENSUS <u>3</u> TRAFFIC <u>35</u> 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 <u>Randy Foster</u>	Date <u>12/1/97</u>
Department Approval <u>Ante Costello</u>	Date <u>12-1-97</u>

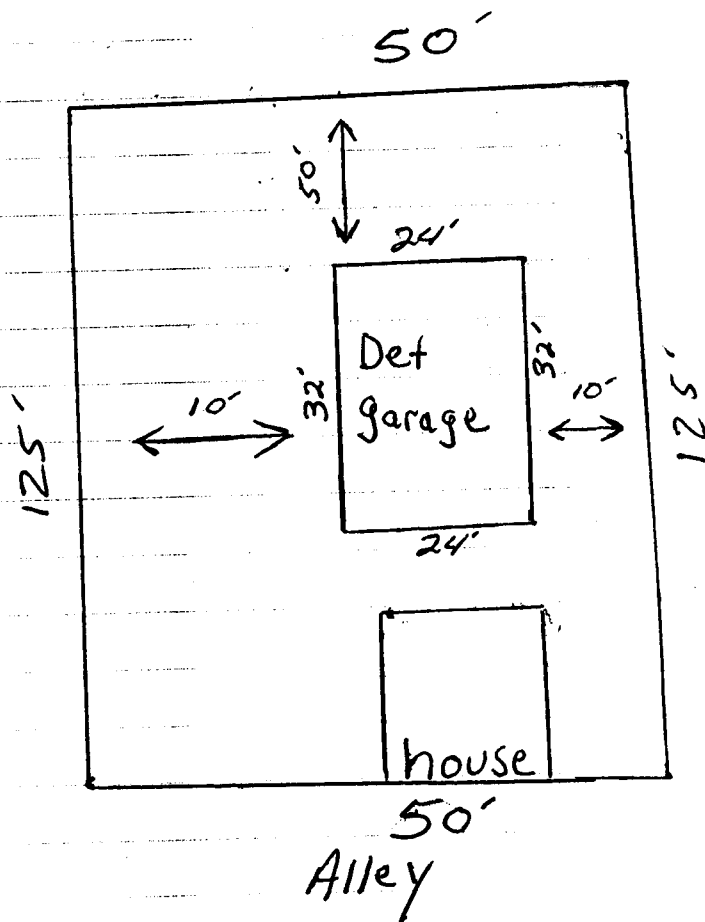
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting Adm... Date 12-1-97

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

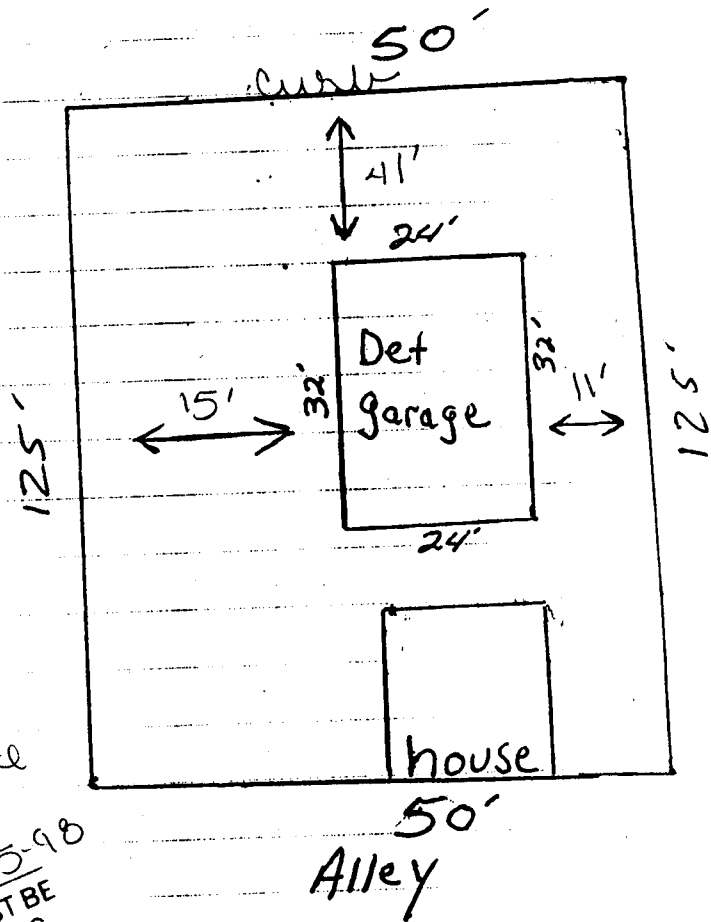
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Belford



ACCEPTED *Ronnie* 12/5/97
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.

Belford



Amended site plan

K. Valdez 2-5-98

ACCEPTED 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.

ACCEPTED Ronnie 12/5/97
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.