

FEE \$	10.00
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 163282

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 555 BLUFF CT. TAX SCHEDULE NO. 2945-083-00-054

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 100 [#]

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 2000 [#]

(1) OWNER HENRY DRAKE NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 555 BLUFF CT. NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-4190 USE OF EXISTING BLDGS RES.

(2) APPLICANT HENRY DRAKE DESCRIPTION OF WORK AND INTENDED USE: 13' x 8' ±

(2) ADDRESS 555 BLUFF CT. ROOM ADDITION (OFFICE)

(2) TELEPHONE 242-4190

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 PR 3.5 Maximum coverage of lot by structures _____

SETBACKS: Front 50' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side 15' from PL Rear 25' from PL Special Conditions Setbacks are per
County R-2, accepted @ annexation

Maximum Height 35' CENSUS 1401 TRAFFIC 91 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 Henry Drake Date 12-12-97

Department Approval Antonia Costello Date 12-12-97

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

Utility Accounting Colleen Drake Date 12-12-97

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)

PROPERTY LINE

S81°10'40"E 194

PROPERTY LINE



SCALE:
1" = 30'

PROPOSED
2ND STORY
ADDITION

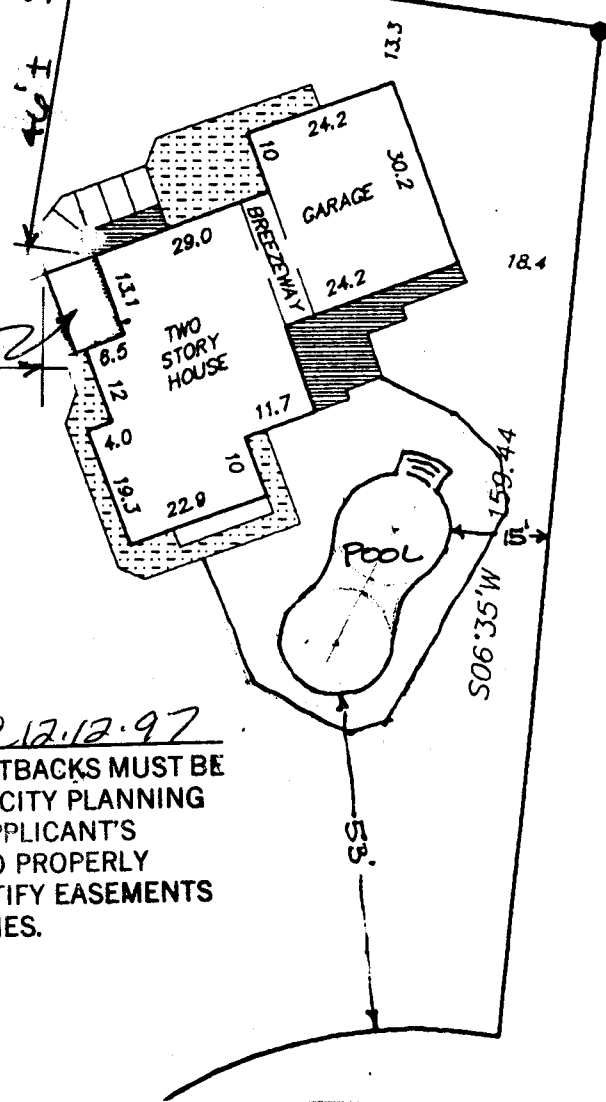
105'±

PLOT PLAN

555 BLUFF CT.

ACCEPTED SLP 12.12.97
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.

418.53



BLUFF COURT