

FEE \$	10 ⁰⁰
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BLDG PERMIT NO. 60116

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

BLDG ADDRESS 317 Country Club Pk TAX SCHEDULE NO. 2945211-06-008
 SUBDIVISION Country Club Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240 Square Feet
 FILING BLK 3 LOT 17 SQ. FT. OF EXISTING BLDG(S) 2000
 (1) OWNER Thomas C Roeklidge NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 317 Country Club Park
 (1) TELEPHONE 245-1333 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Thomas C Roeklidge USE OF EXISTING BLDGS Living Quarters
 (2) ADDRESS 317 Country Club Pk DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245-1333 Shed

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-2 Maximum coverage of lot by structures 25%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 3' to eave from PL Rear 3' from PL
 Maximum Height _____ CENSUS 40 TRAFFIC 96 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 Thomas C Roeklidge Date April 25, 1997
 Department Approval Kristen L. Roberts Date 4/25/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Richardson Date 4-25-97

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)

317 Country Club Park

125

DRIVE
WAY

200

12x20 Shed

Proposed shed 12 x 20 Barn style

ACCEPTED VKA 4/25/97
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.