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BLDG PERMIT NO. 102347

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

2943-073-01-028

BLDG ADDRESS 2838 Hall Ave. TAX SCHEDULE NO. 7008-279-97-283

SUBDIVISION Cottonwood Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16480

FILING _____ BLK _____ LOT 12 SQ. FT. OF EXISTING BLDG(S) ~~124~~ NONE

(1) OWNER Leo & Donna McCullough NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 492 Melody Lane NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-2020 USE OF EXISTING BLDGS NONE

(2) APPLICANT None DESCRIPTION OF WORK AND INTENDED USE: SINGLE W/D

(2) ADDRESS _____

(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 RSF8 Maximum coverage of lot by structures 45%

SETBACKS: Front ~~30'~~ 20' from property line (PL) Parking Req't 2
 or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32'

CENSUS 6 TRAFFIC 29 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 Leo T. McCullough Date 10-7-97

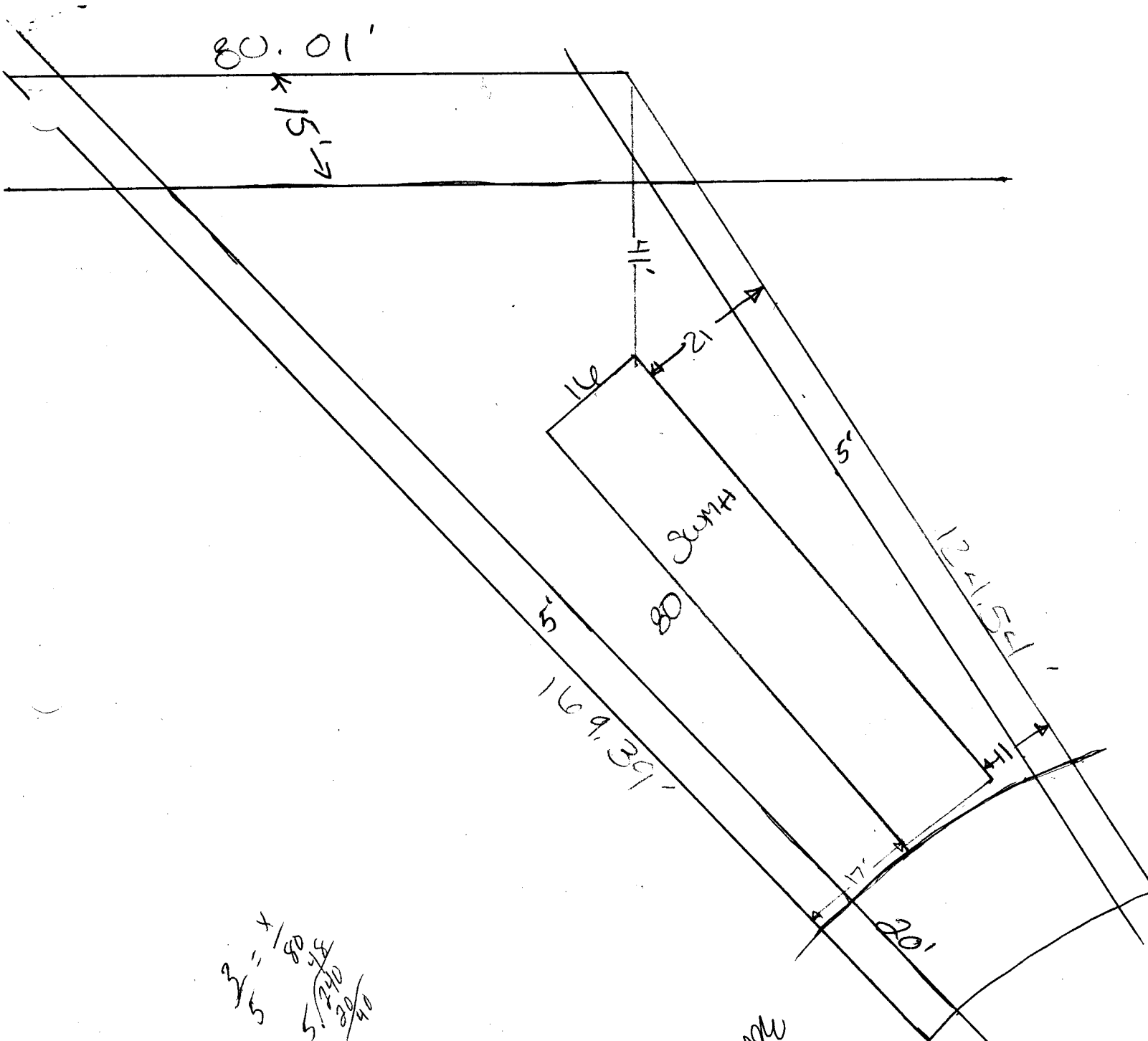
Department Approval [Signature] Date 10-7-97

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

Utility Accounting [Signature] Date 10/7/97

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)



$3 \times 5 = 15$
 $15 \times 88 = 1320$
 $1320 \div 80 = 16.5$
 $16.5 \times 10 = 165$
 $165 \times 10 = 1650$
 $1650 \div 10 = 165$
 $165 \times 10 = 1650$
 $1650 \div 10 = 165$

ACCEPTED KV 10-7-97 *[Signature]*
 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.