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BLDG PERMIT NO 60493

File # VAR-1997-081

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS <u>401 Eastmayfield</u>	TAX SCHEDULE NO. <u>2945-164-05-026</u>
SUBDIVISION <u>May Subdivision</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1211-Living 400-Garage</u>
FILING _____ BLK <u>1</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u>N/A</u>
(1) OWNER <u>Eileen E. Kempf</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2489 So. Broadway</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>(970) 256-0633</u>	USE OF EXISTING BLDGS _____
(2) APPLICANT <u>Nick A. Lobato</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Construct a new house - Dwelling for Eileen E. Kempf</u>
(2) ADDRESS <u>2489 So. Broadway</u>	
(2) TELEPHONE <u>(970) 256-0633</u>	

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>RSF-4</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>7'</u> from PL Rear <u>30'</u> from PL	Special Conditions <u>See file VAR-1997-081; 14' setback on Hwy 340 approved</u>
Maximum Height <u>32'</u>	CENSUS <u>1401</u> TRAFFIC <u>92</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>Nick A. Lobato</u>	Date <u>5/21/97</u>
Department Approval <u>Marcia Rabideaux</u>	Date <u>5-28-97</u>

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10218

Utility Accounting Attendants Date 5-28-97

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)