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TCP \$	—
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BLDG PERMIT NO. 61381

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**



# 3021-5970-05-1

BLDG ADDRESS 700 NIBLIC DR. TAX SCHEDULE NO. 2701-364-09-005  
 SUBDIVISION Parklee Hts SQ. FT. OF PROPOSED BLDG(S)/ADDITION —  
 FILING — BLK 9 LOT 5 SQ. FT. OF EXISTING BLDG(S) 26x54  
 (1) OWNER CIRNER, C. E. NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 700 NIBLIC DR. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE — USE OF EXISTING BLDGS garage  
 (2) APPLICANT C.C.M. ENTERPRISES DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS 2898 I-70 B. interior remodel - garage to workshop  
 (2) TELEPHONE 248-0025

**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- Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt —  
 or 45' from center of ROW, whichever is greater Special Conditions not a sub-unit-  
 Side 5' from PL Rear 25' from PL  
 Maximum Height 32' CENSUS 10 TRAFFIC #21 ANN#

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 [Signature] Date 7-31-97  
 Department Approval [Signature] Date 7-31-97

Additional water and/or sewer tap fee(s) are required: YES — NO — W/O No. —  
 Utility Accounting [Signature] Date 7-31-97

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)

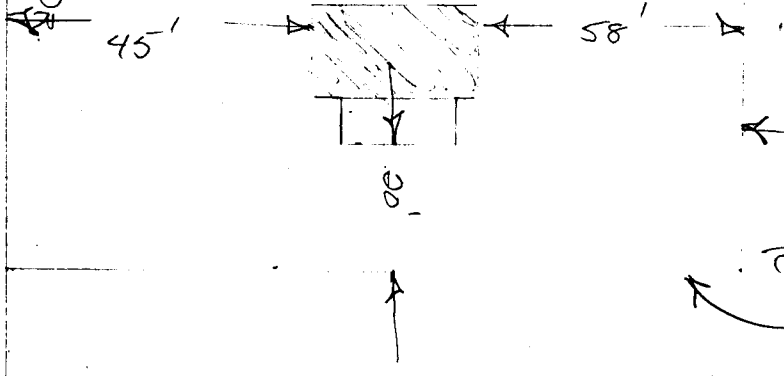
ACCEPTED *Ronnie 7/31/97*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NIBLIC DR.  
NINE IRON

NORTH

NIBLIC DR.

720 NIBLIC DR.



720 Niblic Dr.