

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 61066

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



3012-1070-02-0

BLDG ADDRESS 2851 Picardy Dr. TAX SCHEDULE NO. 2943-071-07-001
 SUBDIVISION Rothmact Sub 2nd Add. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x20
 FILING BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 2500 ±
 (1) OWNER SAUG T. CHAC NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2851 Picardy Dr. NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (1) TELEPHONE 243-6525 USE OF EXISTING BLDGS Home & garage
 (2) APPLICANT SANG T. CHAC DESCRIPTION OF WORK AND INTENDED USE: shelter
 (2) ADDRESS same as above for cars
 (2) TELEPHONE 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 RSF-5 Maximum coverage of lot by structures 3590
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 25' from PL
 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).

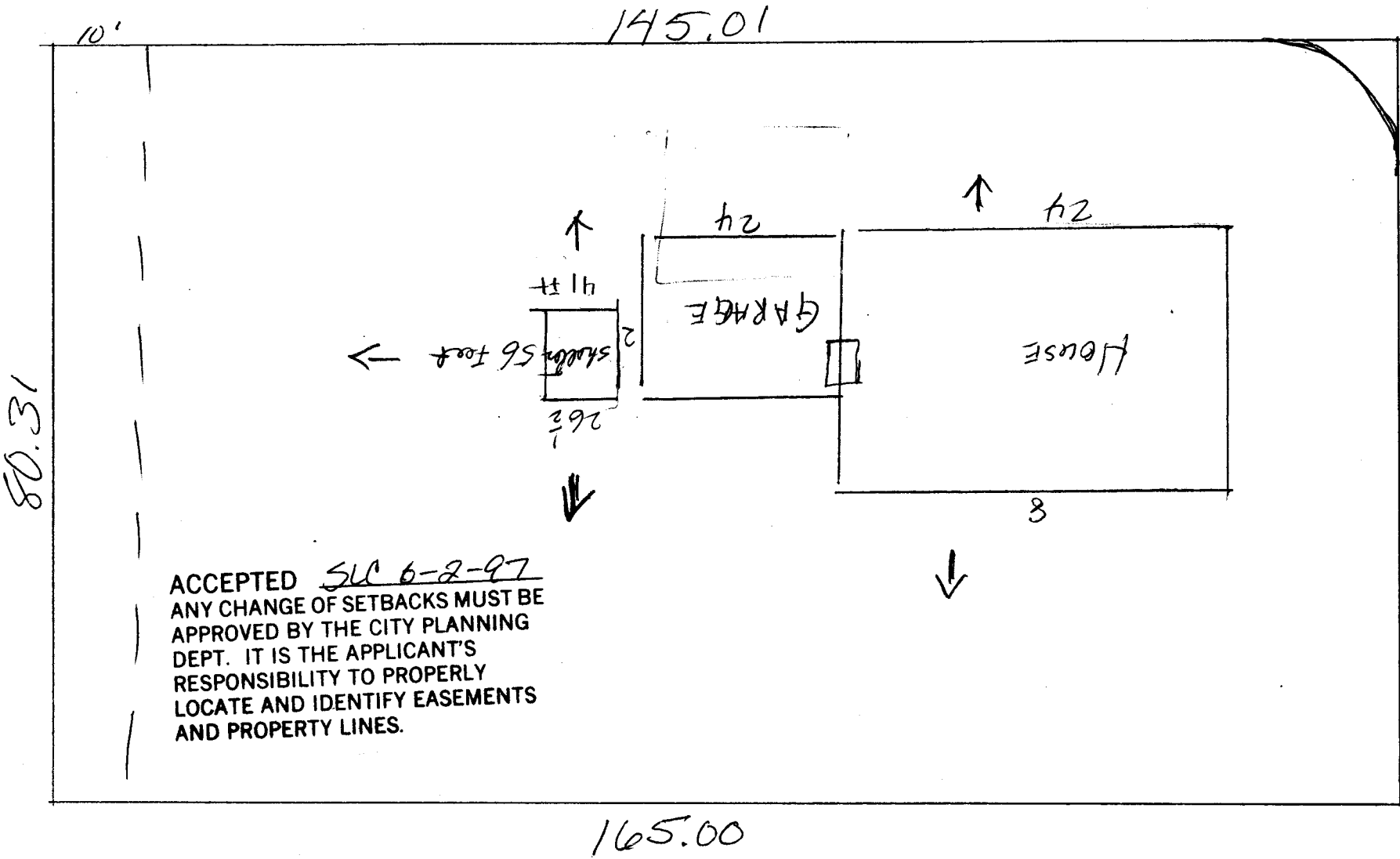
Applicant Signature Sang T. Chac Date 6-2-97
 Department Approval [Signature] Date 6-2-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting [Signature] Date 6/2/97

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)

28 1/2 Rcd



ACCEPTED SU 6-2-97
 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.

Piardy Dr.