

FEE \$	N/C
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 61307

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

5003-6890-01-5

**Community Development Department**



BLDG ADDRESS 539 Riv Dr. TAX SCHEDULE NO. 2945-083-23-012  
 SUBDIVISION South Riv SQ. FT. OF PROPOSED BLDG(S)/ADDITION —  
 FILING 3 BLK 1 LOT 12 SQ. FT. OF EXISTING BLDG(S) 2200±  
 (1) OWNER Disraeli Revue NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 800 Belford NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 241-1040 USE OF EXISTING BLDGS home  
 (2) APPLICANT Merritt Sixbey DESCRIPTION OF WORK AND INTENDED USE: Finish Basement  
 (2) ADDRESS 2337 Promontory  
 (2) TELEPHONE 241-5164

**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 PR3.5 Maximum coverage of lot by structures —  
 SETBACKS: Front 25' from property line (PL) Parking Req'mt —  
 or — from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Special Conditions interior finish  
 Maximum Height — CENSUS 1401 TRAFFIC 91 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 [Signature] Date 7-31-97  
 Department Approval Lonnie Edwards Date 7-31-97

Additional water and/or sewer tap fee(s) are required: YES — NO X 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)