

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 60330 10⁰⁰ fee

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2851 1/2 Texas TAX SCHEDULE NO. 2943-074-06-004
 SUBDIVISION Cottonwood meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x54 = 756
 FILING BLK 2 LOT 18 SQ. FT. OF EXISTING BLDG(S) 8x6 = 48 storage
 (1) OWNER Jack Pollard NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2955 D 1/2 Rd
G-J CO 81504 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 3 THIS CONSTRUCTION
 (1) TELEPHONE 970 244-6932
 (2) APPLICANT Julie A Currier USE OF EXISTING BLDGS storage
 (2) ADDRESS 14555 Marine Rd #327 DESCRIPTION OF WORK AND INTENDED USE: Placement of
Montrose CO 81401 mobile home + 8x10 shed
 (2) TELEPHONE 970/240-3411

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-8 Maximum coverage of lot by structures 4570
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 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 30 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 Julie A Currier Date 4-30-97

Department Approval Ante J. Costello Date 5-8-97

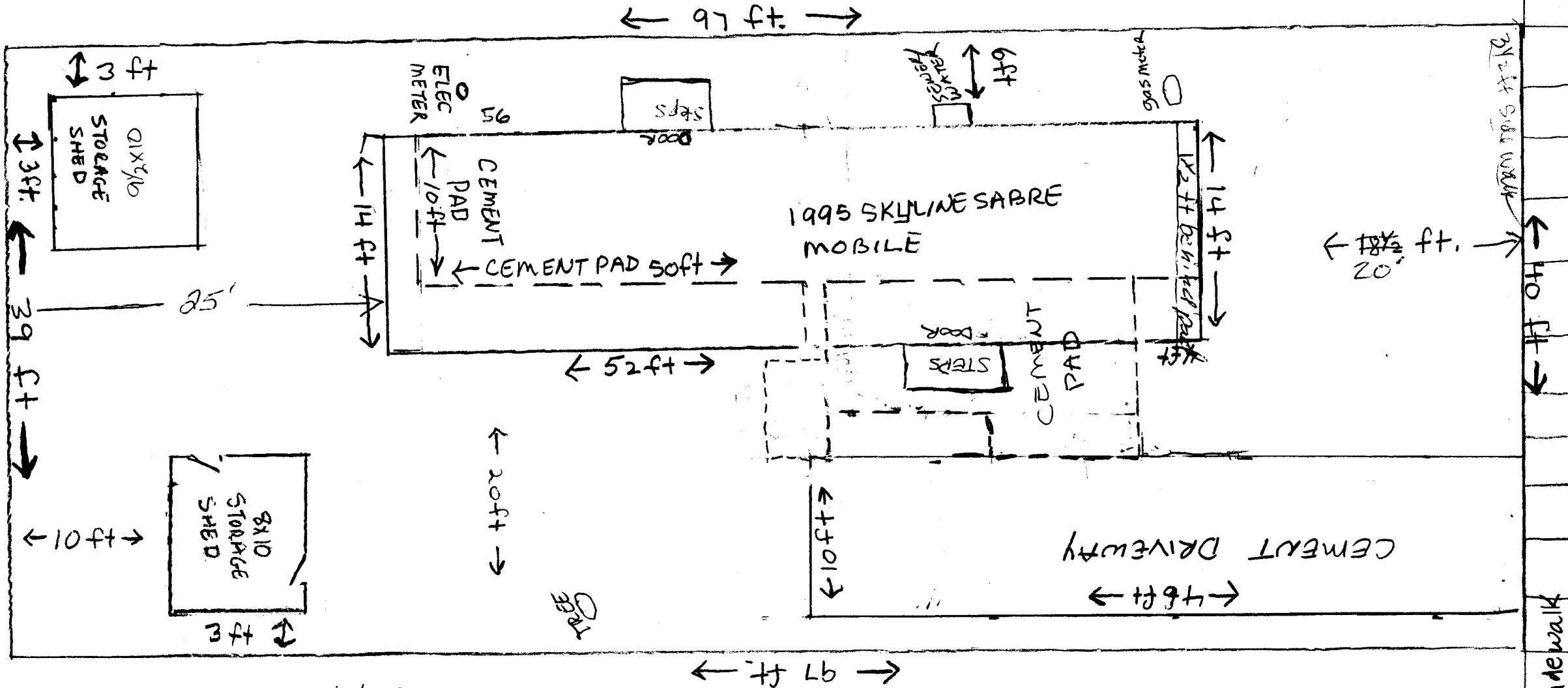
Additional water and/or sewer tap fee(s) are required: YES _____ NO / W/O No. 3020-0370-08-5

Utility Accounting Chamber Date 5-8-97

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)

JULIE CURRIER 2851 1/2 TEXAS 81501
970-240-3411



ACCEPTED SLC 5/8/97
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.