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| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 0 |
| SIF \$ | 0 |



BLDG PERMIT NO. 60954

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 734 TULIP DRIVE TAX SCHEDULE NO. 2701-354-09-002
 SUBDIVISION MELODY PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240^{sq ft} CARPORT
 FILING _____ BLK 2 LOTS 247 SQ. FT. OF EXISTING BLDG(S) 3280^{sq ft}
 (1) OWNER JOHN JESSUP NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 734 TULIP DR. G.S. NO. OF BLDGS ON PARCEL (15140)
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 257-7181 USE OF EXISTING BLDGS S. FAM. RES.
 (2) APPLICANT JAMES M. HAAS CONST DESCRIPTION OF WORK AND INTENDED USE: CARPORT
 (2) ADDRESS 3047 WHITE AV. #1 CHFTON
 (2) TELEPHONE 434-7527 261-0420 CELL ROOF STRUCT. ONLY.

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-2 Maximum coverage of lot by structures 25%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 15' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS 10 TRAFFIC 17 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 James M. Haas Date 6-24-97
 Department Approval Antonia Castello Date 6-24-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3021-8610-03-5
 Utility Accounting Chubasco Date 6-24-97

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)

