

FEE \$	N/C
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 68260

## PLANNING CLEARANCE

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

BLDG ADDRESS 1704 N. 16<sup>th</sup> ST. TAX SCHEDULE NO. 2945-123-07-009  
 SUBDIVISION Sunnyvale Acres SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A  
 FILING \_\_\_\_\_ BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER RICHARD K. & CAROLYN A. FRANK NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1704 N. 16<sup>th</sup> ST NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 970-245-7038

(2) APPLICANT OWNER USE OF EXISTING BLDGS HOME, GARAGE  
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: FINISH  
 (2) TELEPHONE SAME BASEMENT

**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 \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Maximum Height \_\_\_\_\_

Parking Req'mt \_\_\_\_\_  
 Special Conditions Int Rem on SFR.  
NCLU  
 CENSUS 6 TRAFFIC 31 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 Richard K. Frank Date 12/11/98  
 Department Approval Santa J. Castello Date 12.11.98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_

Utility Accounting K. Duncan Date 12/11/98

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)