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BLDG PERMIT NO. 07048

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

BLDG ADDRESS 667-24 1/2 Rd. TAX SCHEDULE NO. 2945-042-00-070
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24X30
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 2300 #
 (1) OWNER Rich Howdeshell NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 667-24 1/2 Rd. G. J. 187505
 (1) TELEPHONE (970) 245-0733 NO. OF BLDGS ON PARCEL
 BEFORE: 4 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS Home/Storage
 (2) ADDRESS | DESCRIPTION OF WORK AND INTENDED USE: 24X30
 (2) TELEPHONE _____ POLESHED FARM/STORAGE

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-R Maximum coverage of lot by structures 2570
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side 50' from PL Rear 50' from PL Special Conditions _____
 Maximum Height 32' _____
 CENSUS 9 TRAFFIC 5 ANN# _____

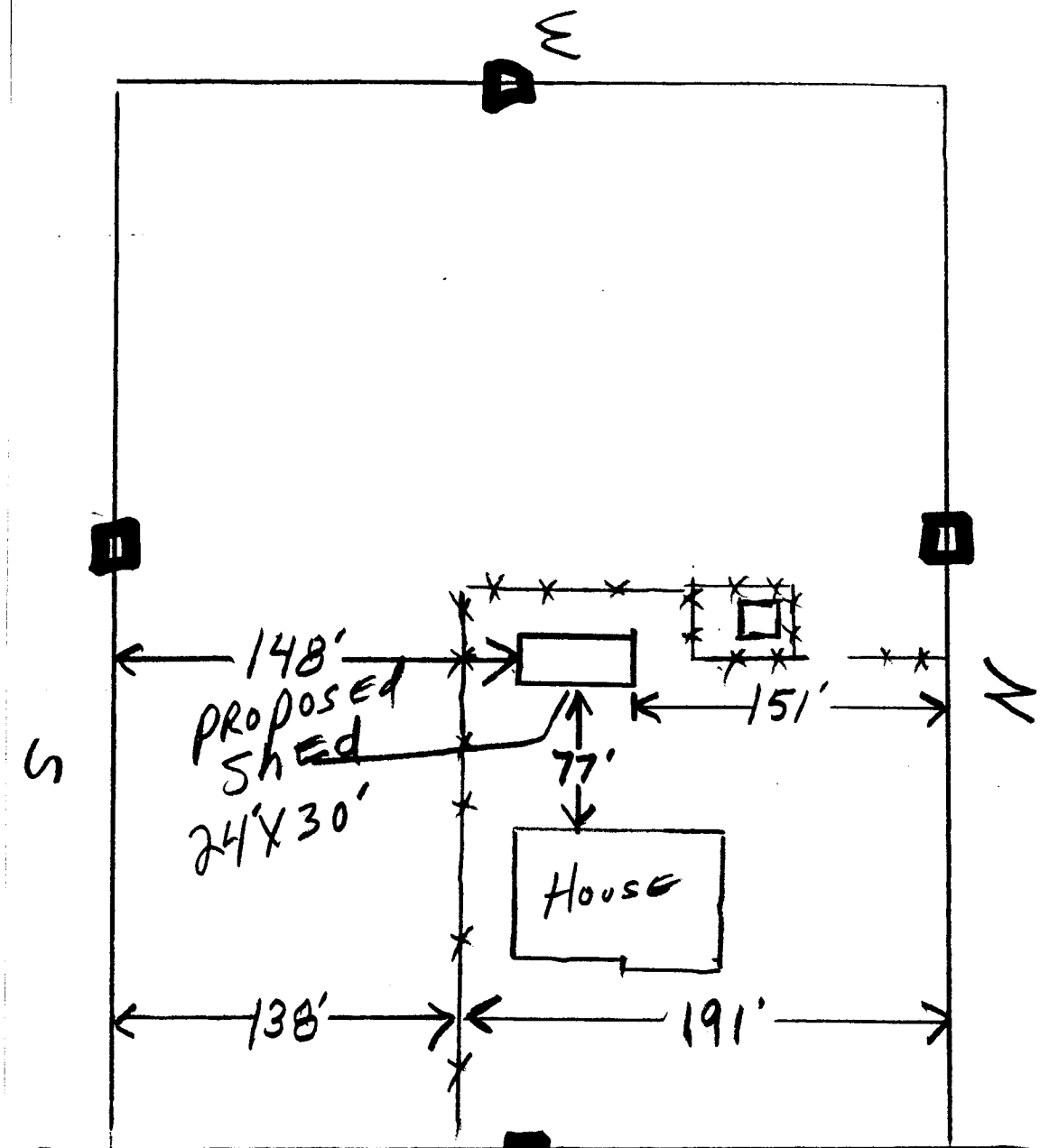
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Rich Howdeshell Date 9/25/98
 Department Approval Debra J. Costello Date 9-25-98
 Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Debra Overholt Date 9-25-98

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)



24 1/2 Road.

Rich Howdeshell

667-24 1/2 Rd.

G.T. 81505

PROPERTY LINE
9.75 ACRE

ACCEPTED SLC 9-25-98
 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.

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