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BLDG PERMIT NO. UU239

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 714 24³/₄ Rd TAX SCHEDULE NO. 2701-334-12-003
 SUBDIVISION Golden Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2700 #
 FILING — BLK — LOT # 3 SQ. FT. OF EXISTING BLDG(S) 2200 #
 (1) OWNER Ralph Neitzert NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 714 24³/₄ Rd
 (1) TELEPHONE 970-255-6470 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Ralph Neitzert USE OF EXISTING BLDGS Home
 (2) ADDRESS 714 24³/₄ Rd DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 970-~~255-6470~~ 255-6470 New garage - no new drive

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 2570
 SETBACKS: Front — from property line (PL) Parking Req'mt _____
 or — from center of ROW, whichever is greater Special Conditions _____
 Side 3' to cave from PL Rear 3' to cave from PL
 Maximum Height 32' CENSUS 9 TRAFFIC 4 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 Ralph Neitzert Date 7-19-98
 Department Approval Luca Costello Date 7-21-98

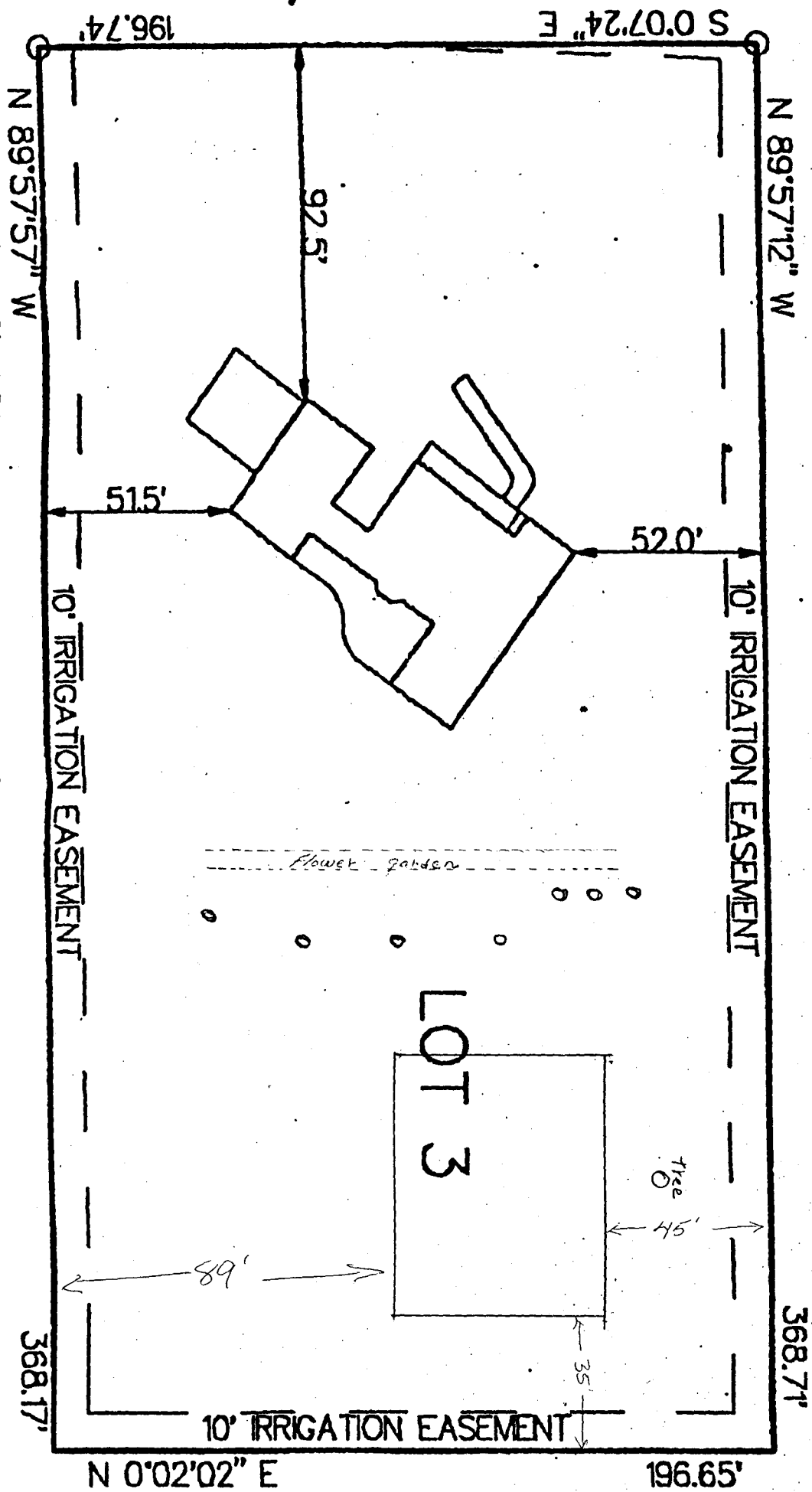
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting [Signature] Date 7/21/98

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 3/4 ROAD



88-187078
ACCEPTED OF SETBACKS MUST BE
ANY CHANGE OF THE CITY PLANNING
APPROVED BY THE APPLICANT'S
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.