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BLDG PERMIT NO. 66130

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

BLDG ADDRESS 626 27 1/2 Rd. TAX SCHEDULE NO. 2945-013-00-014
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 640 sq. ft.
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 3234 sq. ft.
 (1) OWNER Robert P. Stokes NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 626 27 1/2 Rd.
 NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 4 THIS CONSTRUCTION
 (1) TELEPHONE 243-1171
 (2) APPLICANT Robert P. Stokes ^{owner} USE OF EXISTING BLDGS single family
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: hay
 (2) TELEPHONE same barren

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-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req't —
 or 50' from center of ROW, whichever is greater
 Side 3' from PL Rear 10' from PL Special Conditions _____
 Maximum Height 32'
 CENSUS 10 TRAFFIC 21 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 Robert P. Stokes Date July 14, 1998
 Department Approval A. Valdez Date 7-14-98

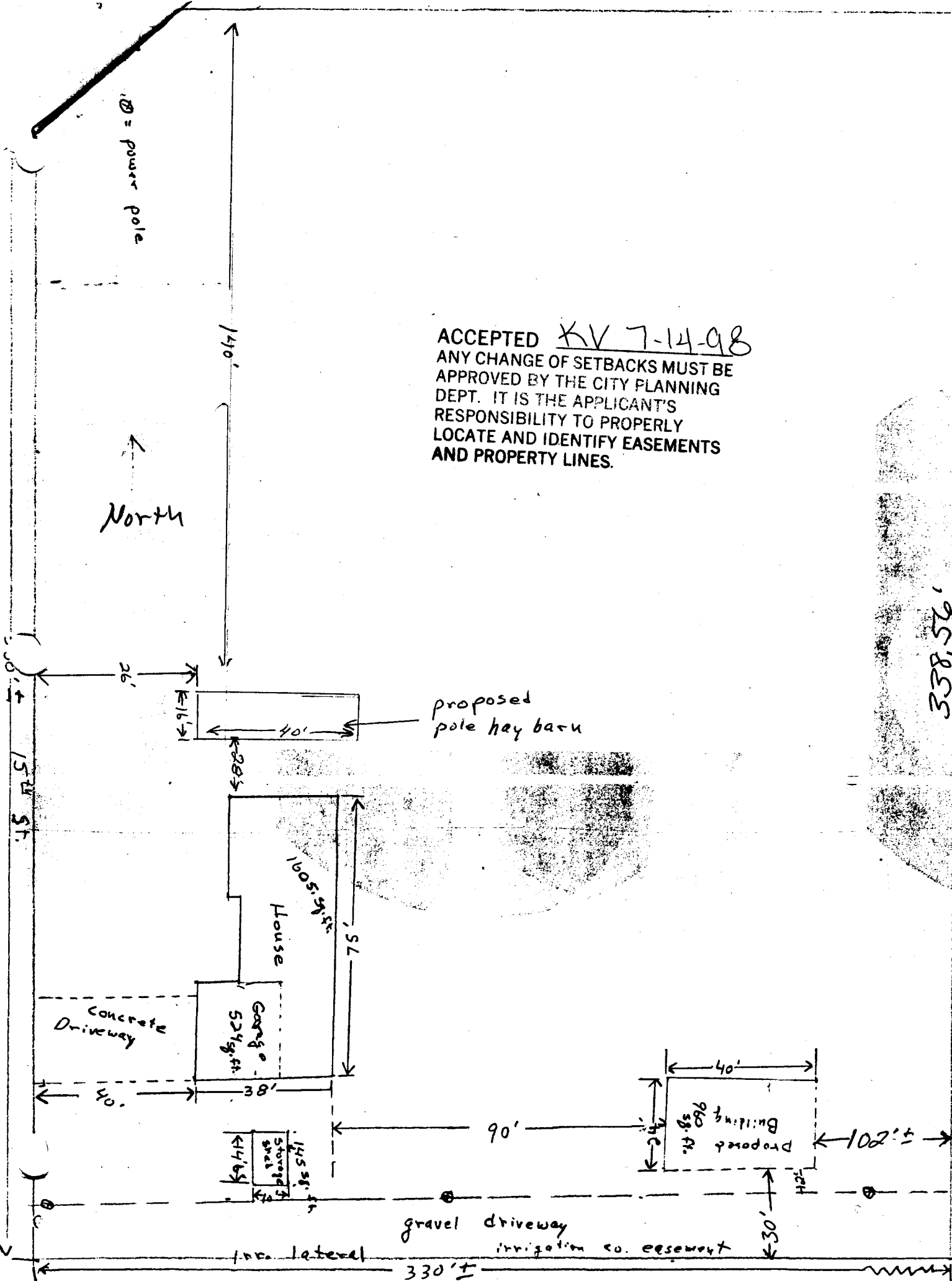
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 12530-7819
 Utility Accounting Ch. Richardson Date 7-14-98

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)

ACCEPTED KV 7-14-98
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.

North



338.56'