

FEE \$	10.00
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SIF \$	—



BLDG PERMIT NO. 07623

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

00811-00 27 1/4 RD

005 001 002

BLDG ADDRESS 8¹¹ 27 1/4 Rd TAX SCHEDULE NO. 2701 - 253 - 06 - 002

SUBDIVISION North Point SQ. FT. OF PROPOSED BLDG(S)/ADDITION 936 sq Ft.

FILING _____ BLK _____ LOT 3 SQ. FT. OF EXISTING BLDG(S) None

(1) OWNER Larry Nunnery NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2705 Caribbean NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 243-4200 USE OF EXISTING BLDGS None

(2) APPLICANT Richard Crane DESCRIPTION OF WORK AND INTENDED USE: Pole barn

(2) ADDRESS 3006 Ronlin Ct. G.W. Accessory structure

(2) TELEPHONE 970-434-2287

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-1 Maximum coverage of lot by structures 25%

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 3' from PL Rear 3' from PL Special Conditions _____

Maximum Height 32' CENSUS 16 TRAFFIC 15 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 Crane Date 11-9-98

Department Approval Mike Pelletier Date 11/9/98

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

Utility Accounting R Duncan Date 11/9/98

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)

LARRY MUNNERY

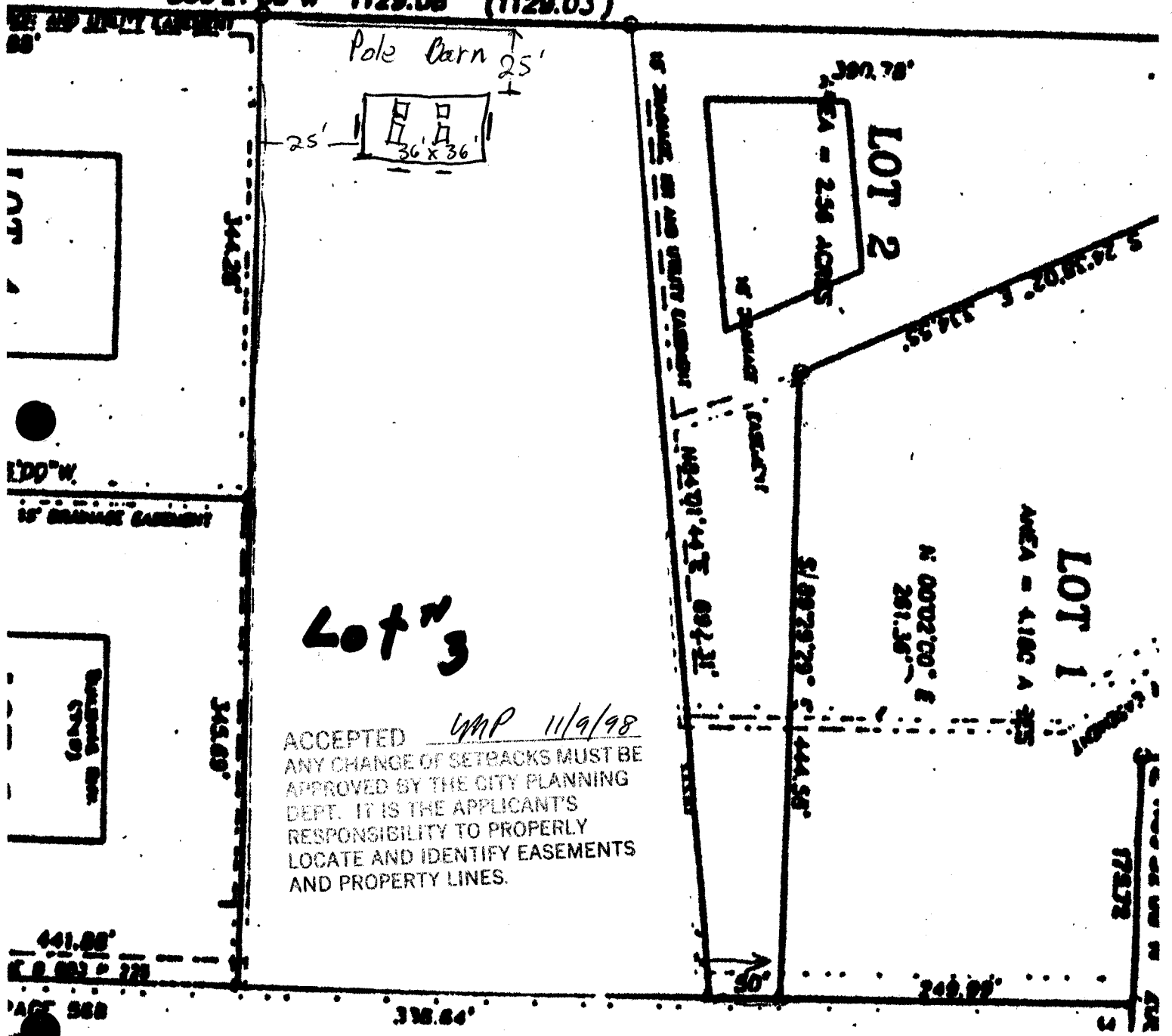
Room 427

243-4200

North Point

Subdivision

S00°21'00"W 1129.08' (1129.03')



Lot #3

ACCEPTED WMP 11/9/98
 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.

LOT 2

LOT 1

