

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 168026

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 815 27 1/4 Rd TAX SCHEDULE NO. 2701-253-06-002
 SUBDIVISION North point SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,700
 FILING _____ BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Larry Nunnery NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2705 Caribbar
 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-4200
 (2) APPLICANT Triple D Homes USE OF EXISTING BLDGS _____
 (2) ADDRESS 2448 Ruby mesqct DESCRIPTION OF WORK AND INTENDED USE: New Home
 (2) TELEPHONE 241-9225

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 45' from center of ROW, whichever is greater
 Side 15' from PL Rear 30' from PL
 Maximum Height 32'
 Parking Req'mt 2
 Special Conditions written ACCO approval required prior to building
 CENSUS 10 TRAFFIC 13 ANNEX# _____

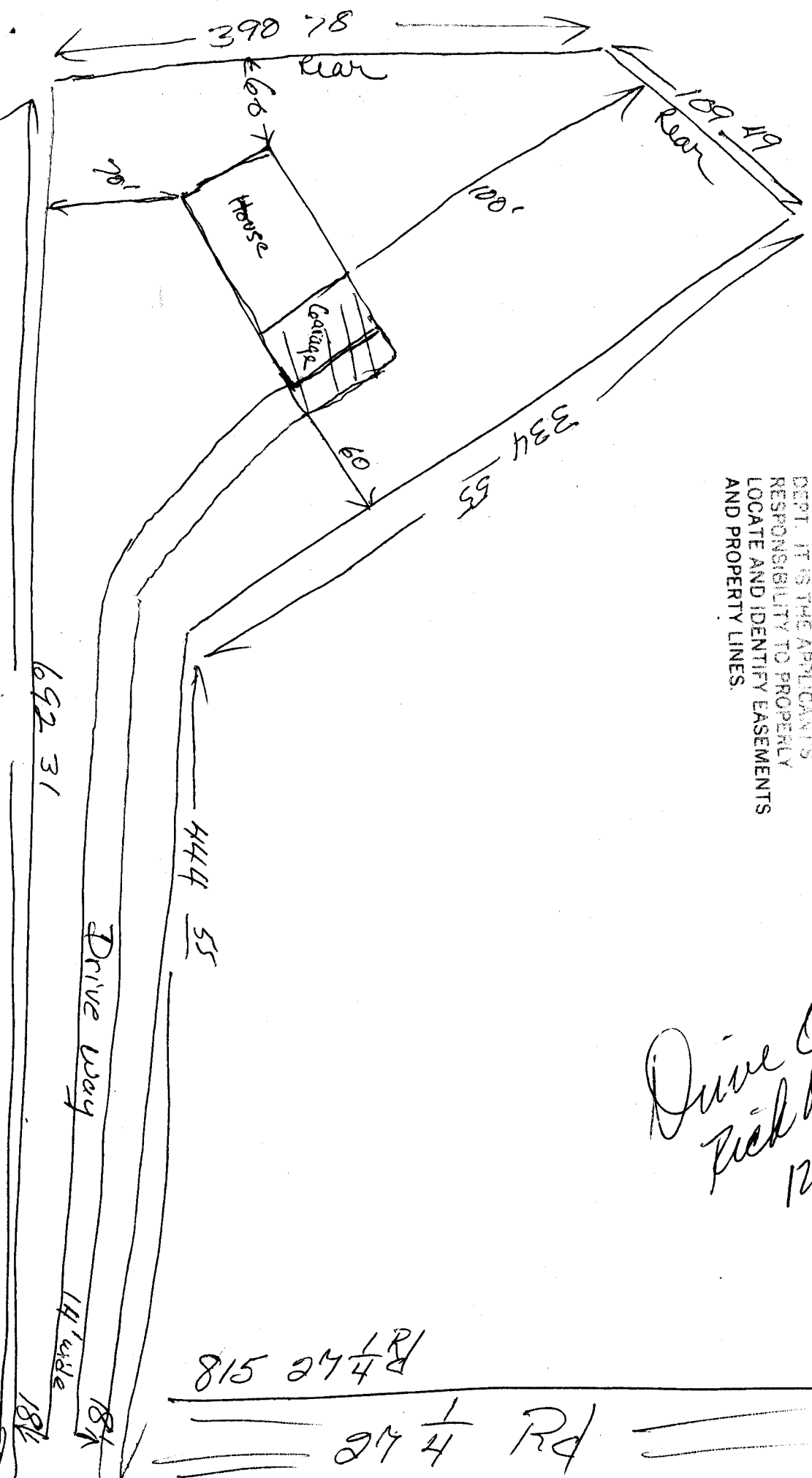
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 [Signature] Date 12/11/98
 Department Approval [Signature] Date 12-29-98
 Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. Septic
 Utility Accounting [Signature] Date 12/29/98

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* 12-29-08
 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.

*Drive OK
 Pick Downs
 12-11-08*

815 24 Rd
 R 1/4 Sec 518
 24 1/4 Rd