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BLDG PERMIT NO. 110722

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 283 27 3/4 Rd Grand Jct TAX SCHEDULE NO. # 2945-252-27-001
 SUBDIVISION Billings Road Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10 x 20
 FILING _____ BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) 1050 Sq Ft
 (1) OWNER Christopher & Judy Capalbo NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 283 27 3/4 Rd Grand Jct
 (1) TELEPHONE 81503 970-255-9137 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Sam C USE OF EXISTING BLDGS Home
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Storage
 (2) TELEPHONE _____

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-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32'
 CENSUS 13 TRAFFIC 80 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 Christopher C. Capalbo Date 9-1-98
 Department Approval Antonia J. Castello Date 9-1-98

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

Utility Accounting [Signature] Date 9/1/98
 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)

EXISTING PROPERTY LINE OF STREET RIGHT-OF-WAY

350.00'

20.00'

100.00'

5.00'

20.00'

68.00'

NORTH

100.00'

90°

283'

15'

35'

Shell

75'

45.00'

LOT 1

AREA 14,000 Sq. ft.

145.00'

House

10' UTILITY EASEMENT

285.00'

100.00'

Sq. ft.

285.00'

20.00'

ACCEPTED SUC 8-1-98
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.