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BLDG PERMIT NO. 04138

RP-95-213

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 599 28 1/2 Rd. TAX SCHEDULE NO. 2943-072-32-001
SUBDIVISION North Grandeur Ct. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700
FILING 1 BLK ~~213A~~ LOT 1 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER Lloyd Jordan NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 477 Sherwood G.J. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 245-5470 USE OF EXISTING BLDGS Residence
(2) APPLICANT Calo. Homes DESCRIPTION OF WORK AND INTENDED USE: 3BR, 2BA
(2) ADDRESS 1231 N. 23rd St. #104 Single Family Home
(2) TELEPHONE 242-1111

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 PR-8 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Side 0' from PL, Rear 0' from PL Special Conditions ACC approval req'd -
minimum 10' below units engineered foundations required.
Maximum Height _____ CENSUS _____ TRAFFIC _____ 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 2-18-98
Department Approval [Signature] Date 2/23/98

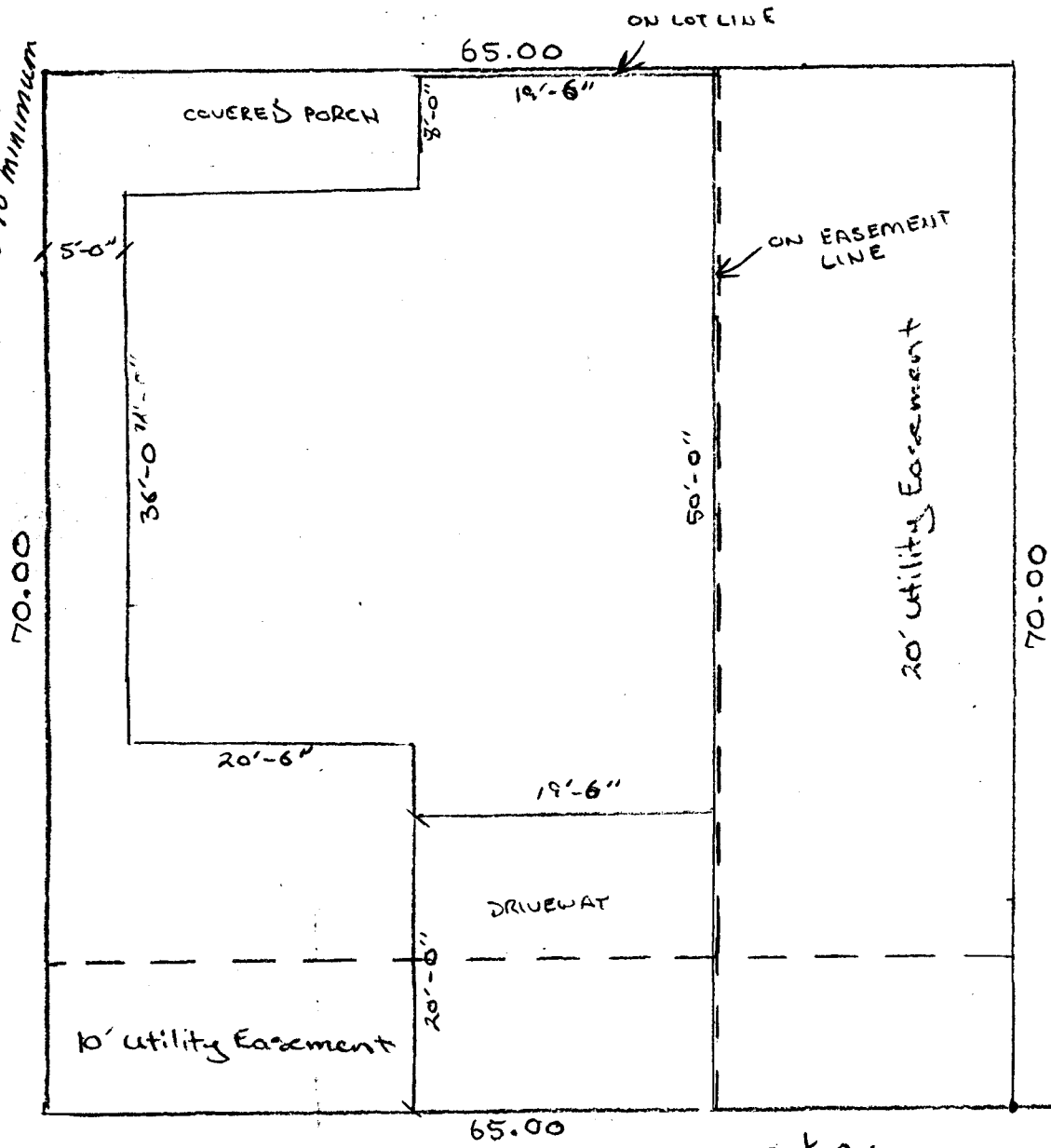
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11038
Utility Accounting [Signature] Date 2/27/98

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)

OPEN Space, no overhangs into easement or open space

Site Plan 599 28 1/2 Rd.

distance to next parcel must be 10' minimum



ACCEPTED YMP 2/23/98
 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.

PERMITS LOCATION O.K.

M. Ashford

2/23/98

F Rd.

28 1/2 Rd.