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BLDG PERMIT NO. 105288

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2711 B³/₄ rd TAX SCHEDULE NO. 2945-252-00-111
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720
 FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 1500
 (1) OWNER Rodney J Fleharty NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: ~~1~~ 1 THIS CONSTRUCTION
 (1) ADDRESS 2711 B³/₄ rd
 (1) TELEPHONE 241-4036 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Rodney J Fleharty USE OF EXISTING BLDGS home
 (2) ADDRESS 2711 B³/₄ rd DESCRIPTION OF WORK AND INTENDED USE: Garage
 (2) TELEPHONE 241-4036

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 3' to from PL Rear 3' to from PL
each each
 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).

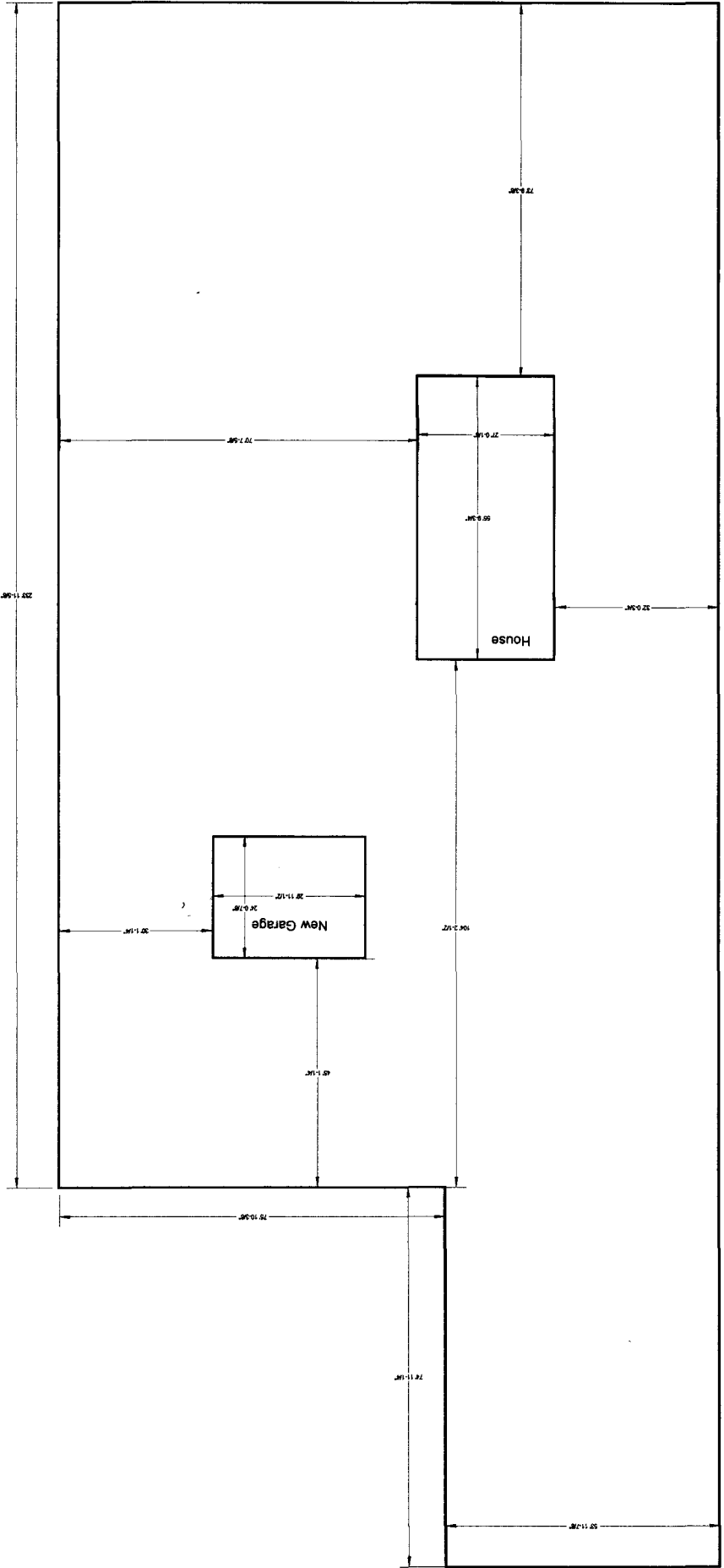
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Rob J Fleharty Date 5-19-98
 Department Approval Antonia J. Costello Date 5-19-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. TL 85172 C-18986 P-1240
 Utility Accounting Cherubon Date 5-19-98

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)

B 3/4 Rd



ACCEPTED SC 5-19-98
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.