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TCP \$	—
SIF \$	—



BLDG PERMIT NO. 05157

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>3648 Bell Ct</u>	TAX SCHEDULE NO. <u>2945 012 25 009</u>
SUBDIVISION <u>Bell Ridge</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>320</u>
FILING <u>2</u> BLK <u>1</u> LOT <u>9</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>Terry Losfeld</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>3648 Bell Ct</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>255-6832</u>	USE OF EXISTING BLDGS <u>Home</u>
(2) APPLICANT <u>Leiter Const, Inc.</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>20' x 16'</u>
(2) ADDRESS <u>355 25 1/4 Rd</u>	<u>DETACHED GARAGE</u>
(2) TELEPHONE <u>242-3571</u>	

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 <u>RSF-5</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>3' to eave</u> from PL Rear <u>10'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS <u>10</u> TRAFFIC <u>21</u> 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).

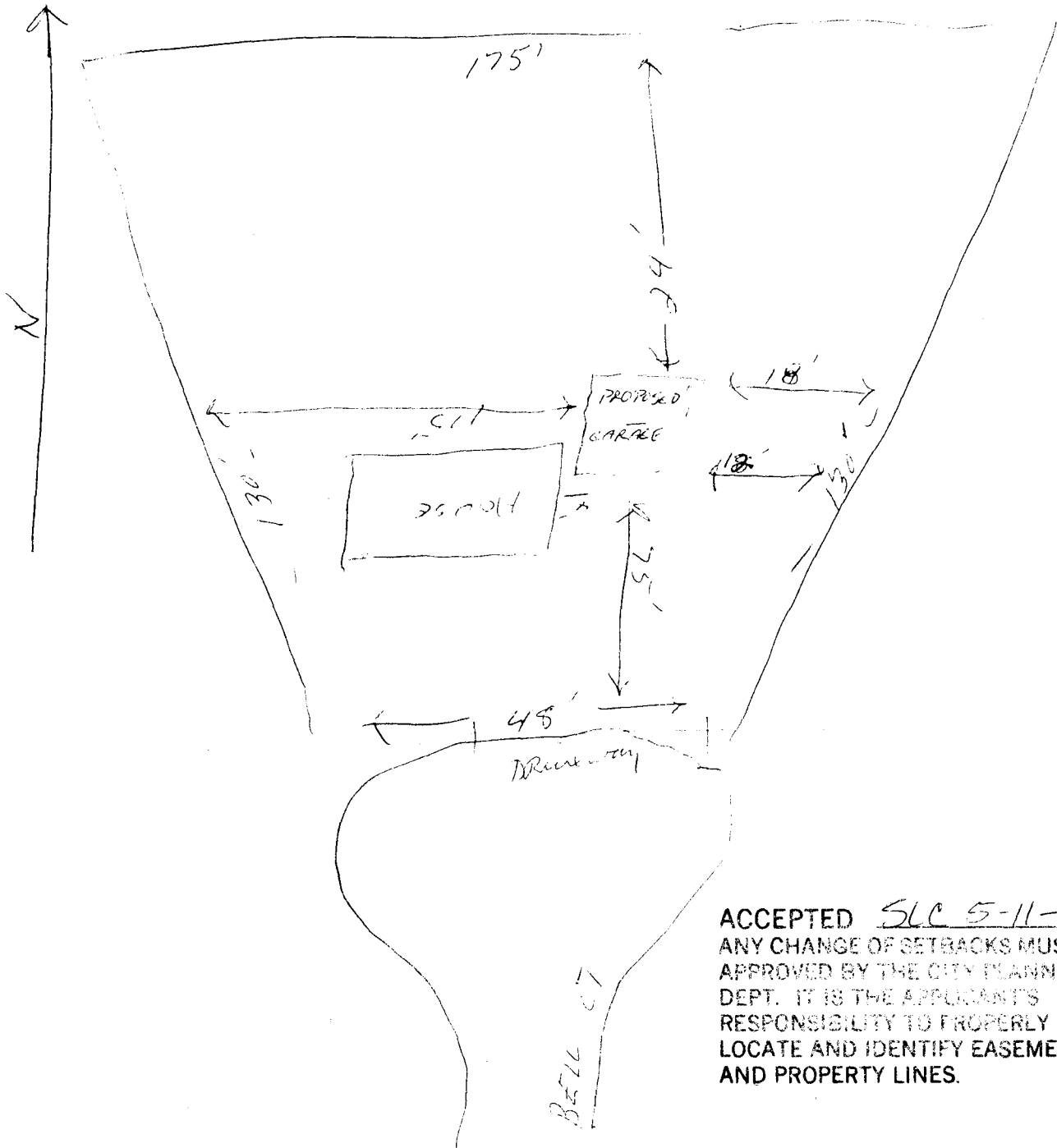
Applicant Signature <u>Kirk Leiter Pres</u>	Date <u>5-11-98</u>
Department Approval <u>Santa Costello</u>	Date <u>5-11-98</u>

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

Utility Accounting [Signature] Date 5/11/98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

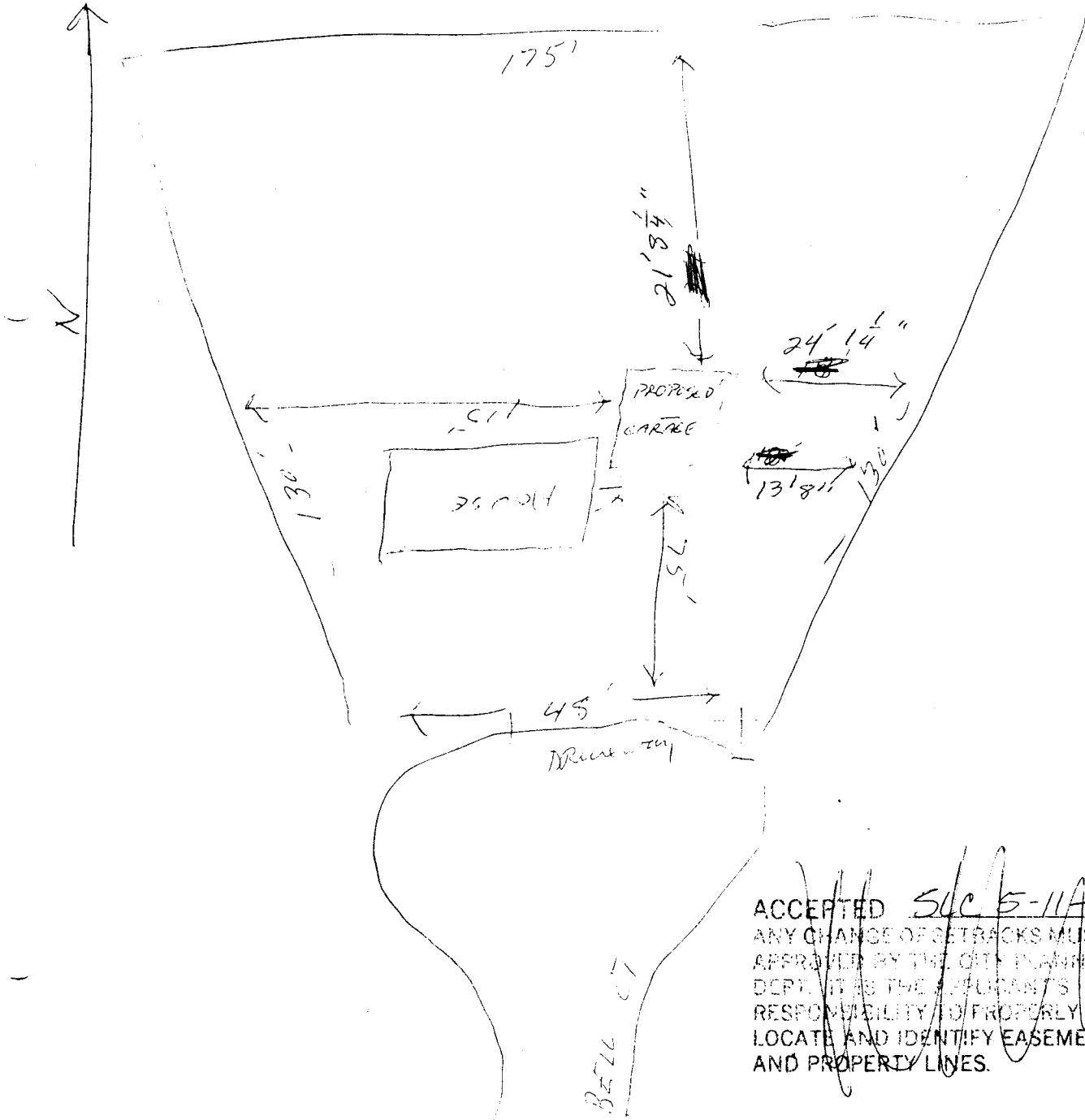
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED SLC 5-11-98
 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.

Amended

ACCEPTED 5-22-98
ANY CHANGE OF SETBACKS MUST BE
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