

|        |                        |
|--------|------------------------|
| FEE \$ | <u>10<sup>00</sup></u> |
| TCP \$ | <u>—</u>               |
| SIF \$ | <u>—</u>               |



BLDG PERMIT NO. 65001

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

BLDG ADDRESS 2651 CIDER MILL ROAD TAX SCHEDULE NO. 2945-101-29-019  
 SUBDIVISION COLONY PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 111 SQ. FT.  
 FILING 2 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER WAYNE W. KLUTE NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2651 CIDER MILL RD  
 (1) TELEPHONE 970-242-8635 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT WAYNE W. KLUTE USE OF EXISTING BLDGS PRIMARY HOME  
 (2) ADDRESS 2651 CIDER MILL RD DESCRIPTION OF WORK AND INTENDED USE: ENCLOSE  
 (2) TELEPHONE 970-242-8635 PRESENT PATIO TO SUN ROOM,

**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-10 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0' from PL Rear 0' from PL  
 Parking Req'mt \_\_\_\_\_  
 Special Conditions Per approved plan  
 Maximum Height \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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 Wayne W. Klute, Date APRIL 28, 1998

Department Approval Antonia Procella per KA Date 4-28-98

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

Utility Accounting [Signature] Date 4/28/98

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 *SUC per KA 4-28-98*  
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.

PATTERSON ROAD

ENTRY  
SHRUB  
BEDS

POMONA SCHOOL (PZ)

EXISTING  
CHAIN  
LINK  
FENCE

SHADE/SCREEN  
TREES

