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BLDG PERMIT NO. 164464

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 320 Country Club Park Rd TAX SCHEDULE NO. 2945-211-06-005
 SUBDIVISION Country Club Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1752
 FILING 1 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) 1050
 (1) OWNER Lee Gelatt NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 320 Country Club Pk
 (1) TELEPHONE 241-5287 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Lee Gelatt USE OF EXISTING BLDGS Dwelling
 (2) ADDRESS 320 Country Club Pk DESCRIPTION OF WORK AND INTENDED USE: Garage,
 (2) TELEPHONE 241-5287 bedroom, family room addition

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-2 Maximum coverage of lot by structures 25%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side 15' from PL Rear 30' from PL Special Conditions no easement
 Maximum Height 32' encroachment
 CENSUS 1401 TRAFFIC A4 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 Lee Gelatt Date 3/24/98
 Department Approval [Signature] Date 3-24-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting [Signature] Date 3/24/98

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)

