

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 63571

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

Septic System

BLDG ADDRESS <u>2479 F<sup>1</sup>/<sub>4</sub> Road</u>	TAX SCHEDULE NO. <u>2945-044-00-056</u> <u>174</u> <u>2945-044-00-056</u>
SUBDIVISION <u>0</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>480*</u>
FILING <u>—</u> BLK <u>—</u> LOT <u>—</u>	SQ. FT. OF EXISTING BLDG(S) <u>24x28 + 38x35</u>
(1) OWNER <u>Paul Kern</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2479 F<sup>1</sup>/<sub>4</sub> Road</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>3</u> THIS CONSTRUCTION
(1) TELEPHONE <u>970-242-6971</u>	USE OF EXISTING BLDGS <u>of garage</u>
(2) APPLICANT <u>Paul Kern</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>detached garage</u>
(2) ADDRESS <u>2479 F<sup>1</sup>/<sub>4</sub> Road</u>	
(2) TELEPHONE <u>970-242-6971</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>PR-17</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (P) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side _____ from PL Rear <u>not found</u> from PL	Special Conditions _____
Maximum Height _____	CENSUS <u>9</u> TRAFFIC <u>97</u> 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 <u>Paul Kern</u>	Date <u>1-15-98</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>1-15-98</u>

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

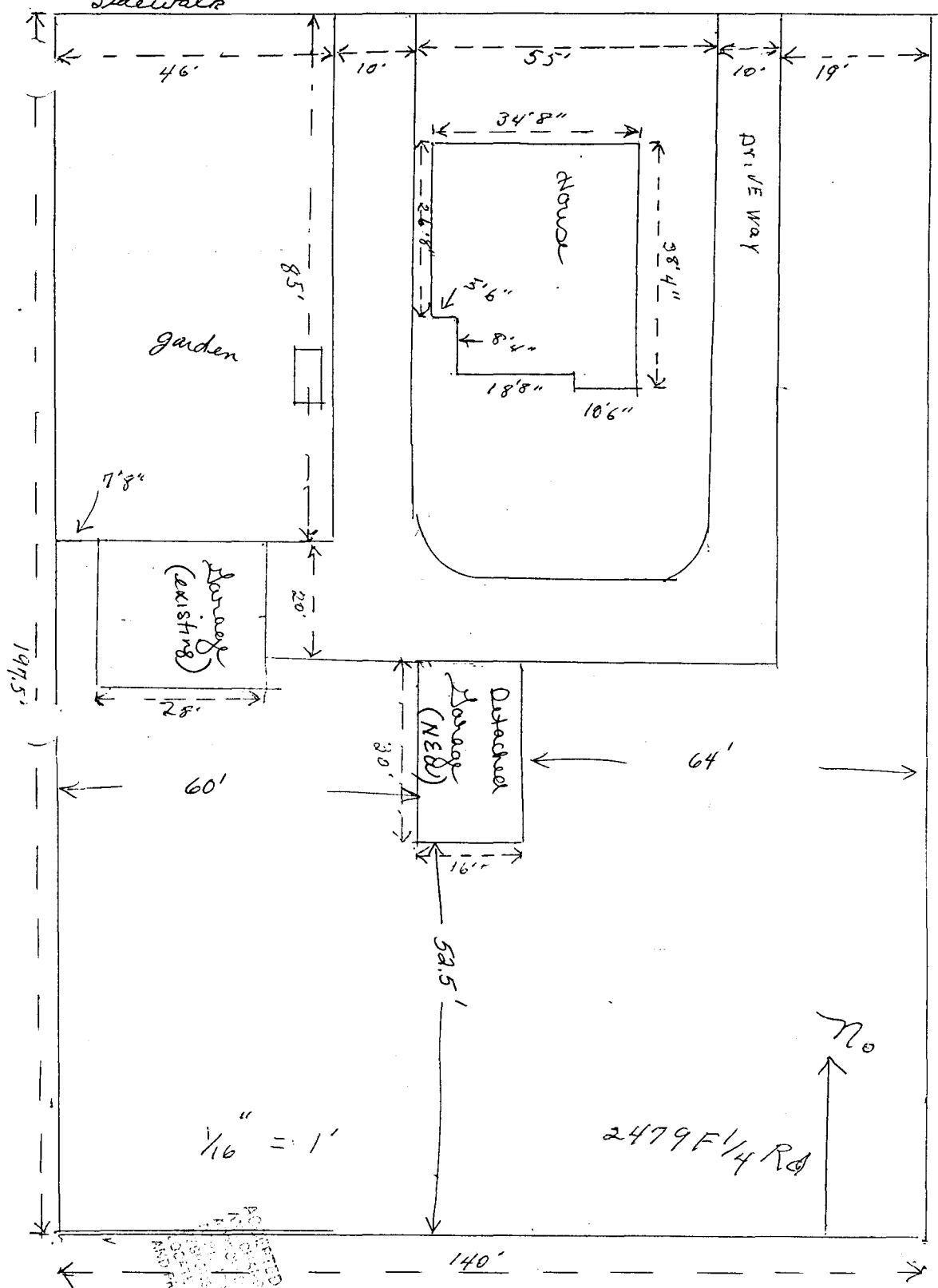
Utility Accounting <u>Edwards</u>	Date <u>1-15-98</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

FRONT

Sidewalk



1/16" = 1'

2479 F 1/4 RD

REGISTERED  
 PROFESSIONAL ARCHITECT  
 STATE OF CALIFORNIA  
 NO. 115198  
 DATE 11/15/98