

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



BLDG PERMIT NO. 65316

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

V

BLDG ADDRESS 2381 F 1/2 Rd TAX SCHEDULE NO. 2945-054-01-003

SUBDIVISION Johnston's Subd. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 900<sup>sq</sup>

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 7 SQ. FT. OF EXISTING BLDG(S) 1600 + 900

(1) OWNER Robert Stolt NO. OF DWELLING UNITS  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS Box 55021 - G.J. CO 81505 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 256-0454 USE OF EXISTING BLDGS x - storage/shop/office/

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE:  
Remodel Existing Bldg / S.F.

(2) ADDRESS Box 55021 - G.J. CO 81505

(2) TELEPHONE 970-256-0454

**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 C-2 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or 25' from center of ROW, whichever is greater Parking Req't \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions Adding awning  
w/ no supports only

Maximum Height \_\_\_\_\_ CENSUS 9 TRAFFIC 6 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 X Robert D. Stolt Date July 21, 1998

Department Approval Antonia Flustello Date 7-21-98

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

Utility Accounting [Signature] Date 7-21-98

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 per BN 7-21-78*  
 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.

LOT 8

292.15'

N00°30'37"E

S89°33'33"E

1/4 E (150' R.O.M.)

147.49'

LOT 7

30'

77.4'

BLDG.

1-STORY  
BLOCK  
BUILDING

4' x 6.5'  
DRAINAGE

31.2'  
awning

4' x 5'

29'3"

33.3'

292.00'

BASIS OF BEARING (ASSUMED)

S00°30'19"W

LOT 6

S89°22'35"E  
147.52'

N89°37'02"W

147.52'