

FEE \$	10 ⁰⁰
TCP \$	500 ⁻
SIF \$	-



BLDG PERMIT NO. 63702

510⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 738 FLOWER TAX SCHEDULE NO. 2701-354-32-001
 SUBDIVISION GREEN MEADOWS ESTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2280
 FILING _____ BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER JANUS LEONARDI NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 566 28 RD
 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242 1388
 USE OF EXISTING BLDGS SFR
 (2) APPLICANT SAME
 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ CONSTRUCT SINGLE FAMILY RESIDENCE

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 2
 or 45' from center of ROW, whichever is greater
 Side 15' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS 10 TRAFFIC 17 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 Janus Leonard Date JAN 13, 98
 Department Approval Antonio Costello Date 1-28-98
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10879
 Utility Accounting Adams Date 1-28-98

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

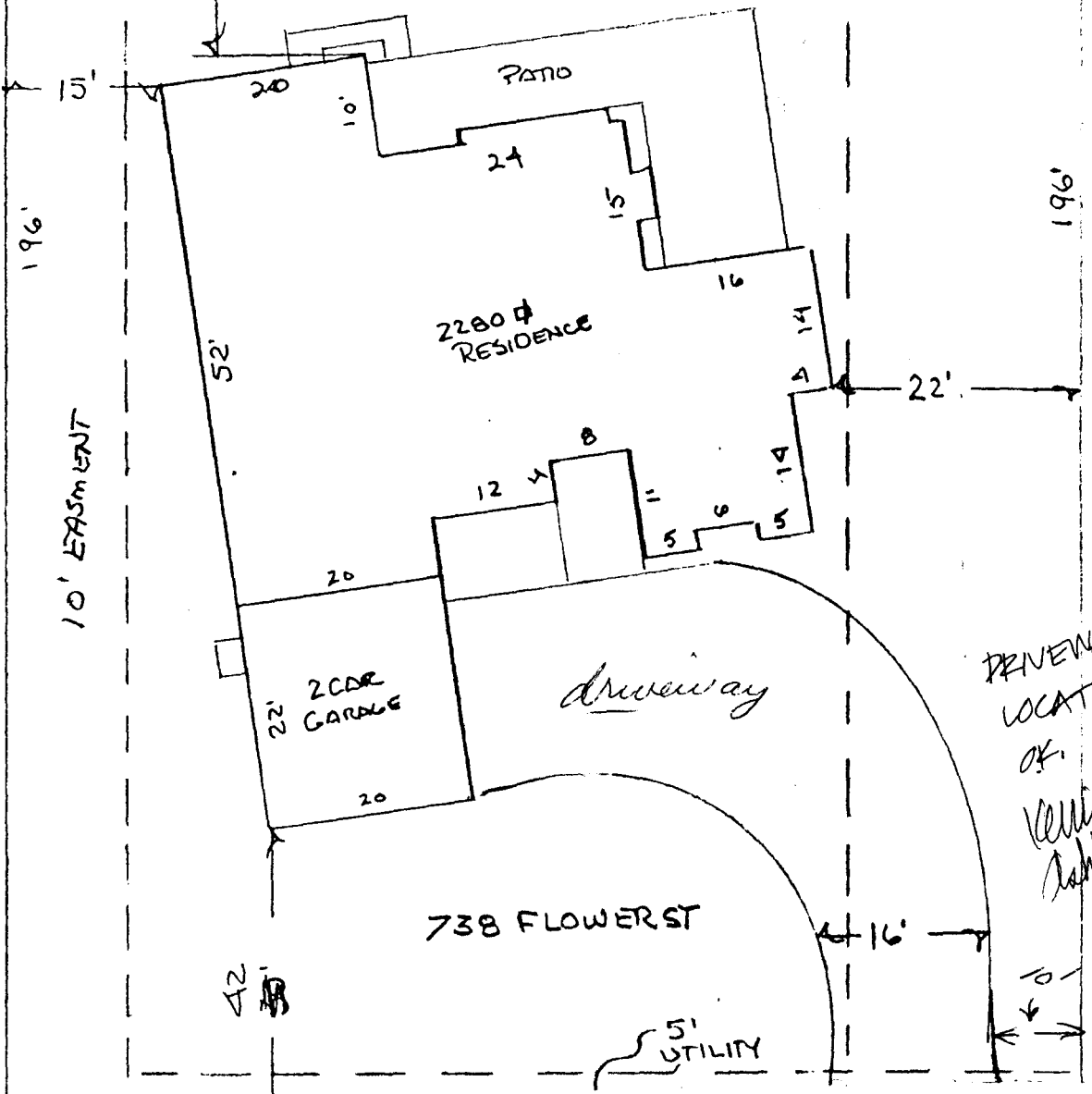
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

109.04'
10' EASEMENT

LOT 1 BLOCK 2
GREEN MEADOWS ESTATES

ACCEPTED SIC 1.28.98
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.

20' EASEMENT



DRIVEWAY
LOCATION
OK.
Kelli
Ashbeck
4/28/98