

FEE \$	10.00
TCP \$	NA
SIF \$	NA



BLDG PERMIT NO. 107382

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2484 G. ROAD TAX SCHEDULE NO. 2701-334-12-005
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1800
 (1) OWNER ROBERT E. REHDER NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2484 G. ROAD
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-245-1646
 (2) APPLICANT SAME USE OF EXISTING BLDGS HOME
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: GARAGE
 (2) TELEPHONE _____

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 _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15 from PL Rear 30 from PL
 Maximum Height 32'
 CENSUS 9 TRAFFIC 4 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 Robert E. Rehder Date _____
 Department Approval Kristen L. Adrebeck Date 10/19/98

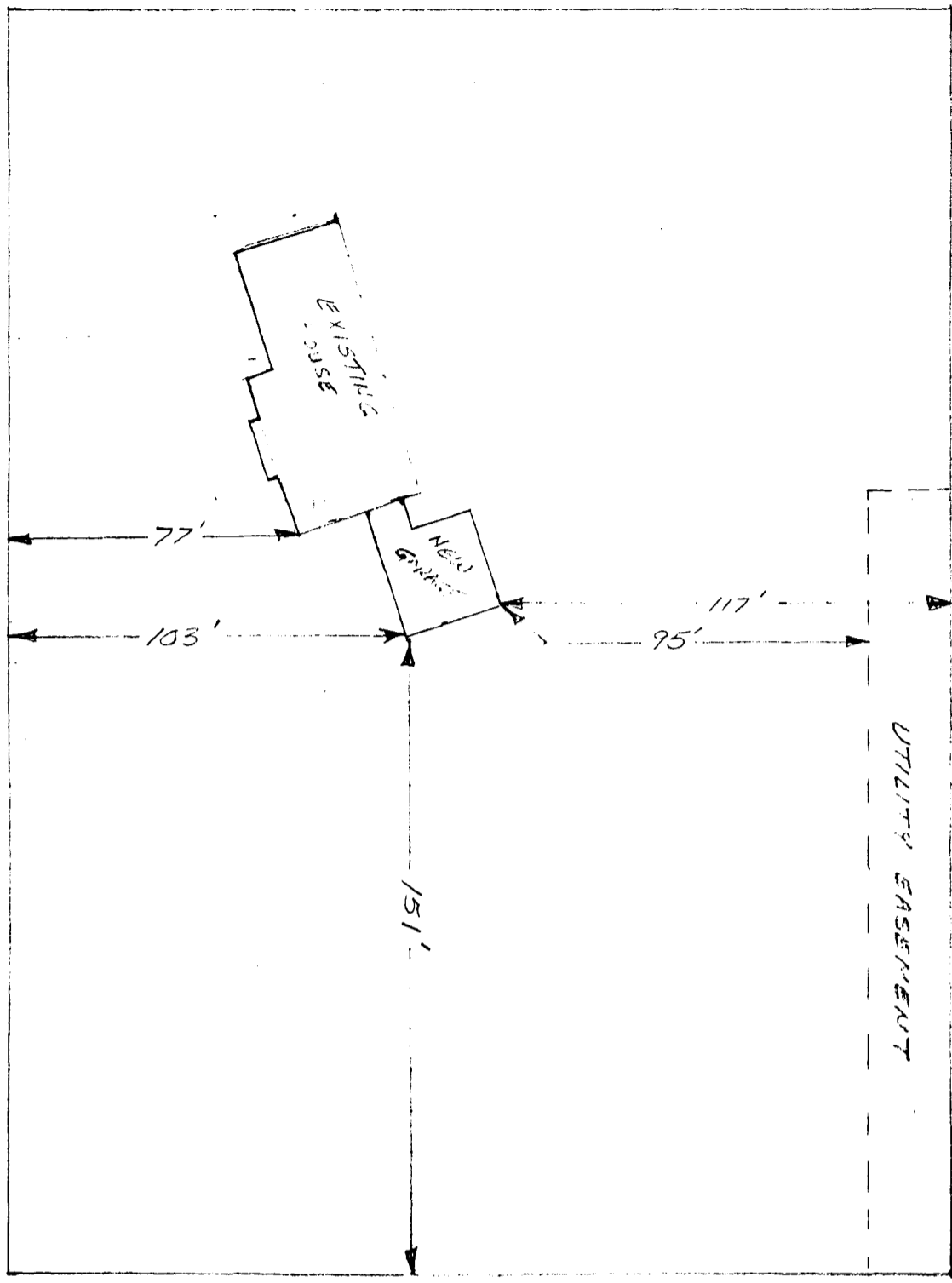
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting [Signature] Date 10/19/98

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)

2484 G ROAD
REACEMENT ON LOT



G ROAD

ACCEPTED *KKA 10/19/98*
ANY CHANGE OF SURVEY TO BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

