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BLDG PERMIT NO. 05273

74098-8846

**PLANNING CLEARANCE**

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

BLDG ADDRESS 2688 G Road TAX SCHEDULE NO. 2701-354-00-080  
 SUBDIVISION ~~Belle Vista~~ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 570 559  
 FILING BLK LOT SQ. FT. OF EXISTING BLDG(S) 3157  
 (1) OWNER Fran Simpson NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2688 G Road NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Mark Reece USE OF EXISTING BLDGS Home  
 (2) ADDRESS 2223 Broadway DESCRIPTION OF WORK AND INTENDED USE: Sun-porch  
 (2) TELEPHONE 241-8371 Glass front + sides partial glass roof  
- Conventional siding + roofing (shingles)

**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 R5F-4 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20 from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 65 from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 7 from PL Rear 30 from PL  
 Maximum Height 32 CENSUS 10 TRAFFIC 17 ANN# \_\_\_\_\_

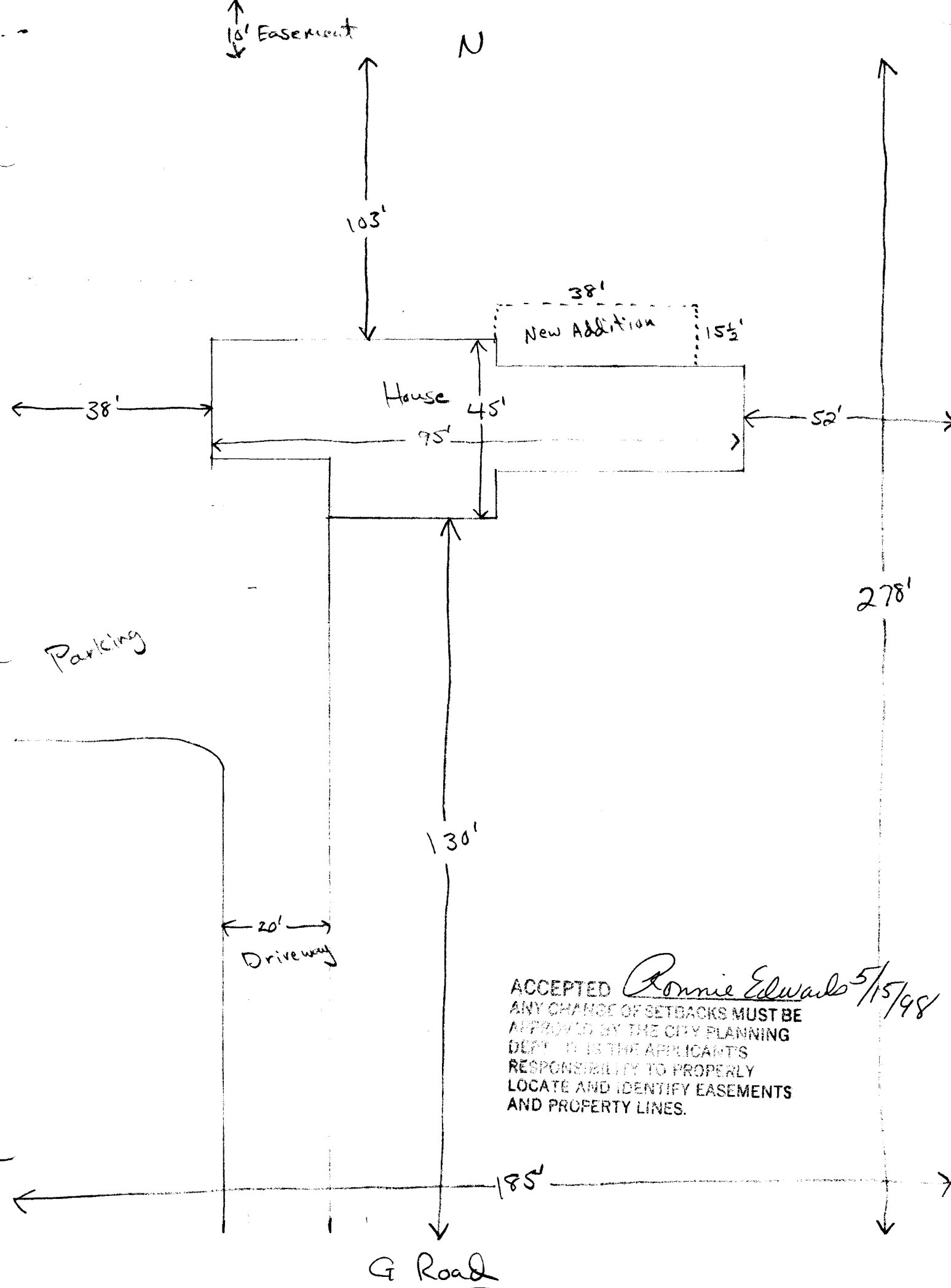
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Mark C Reece Date 5/14/98  
 Department Approval Ronnie Edwards Date 5/15/98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. No change in use  
 Utility Accounting Jim Cole Date 5-13-98

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 *Ronnie Edwards* 5/15/98  
 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.