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BLDG PERMIT NO. 105121

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2723 H Rd TAX SCHEDULE NO. 2701-362-00-069
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10x34
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Jim & Gair Redin NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2723 H-RD
 (1) TELEPHONE 243-2544 NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT Nick A. Lobato USE OF EXISTING BLDGS Home
 (2) ADDRESS 2489 S. Broadway G. J. 81503 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 256-0633 enclose existing patio

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 R2F-R Maximum coverage of lot by structures 25%
 SETBACKS: Front 50' from ~~property line~~ (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 50' from PL Rear 50' from PL Special Conditions _____
 Maximum Height 32' CENSUS 14 TRAFFIC 15 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).

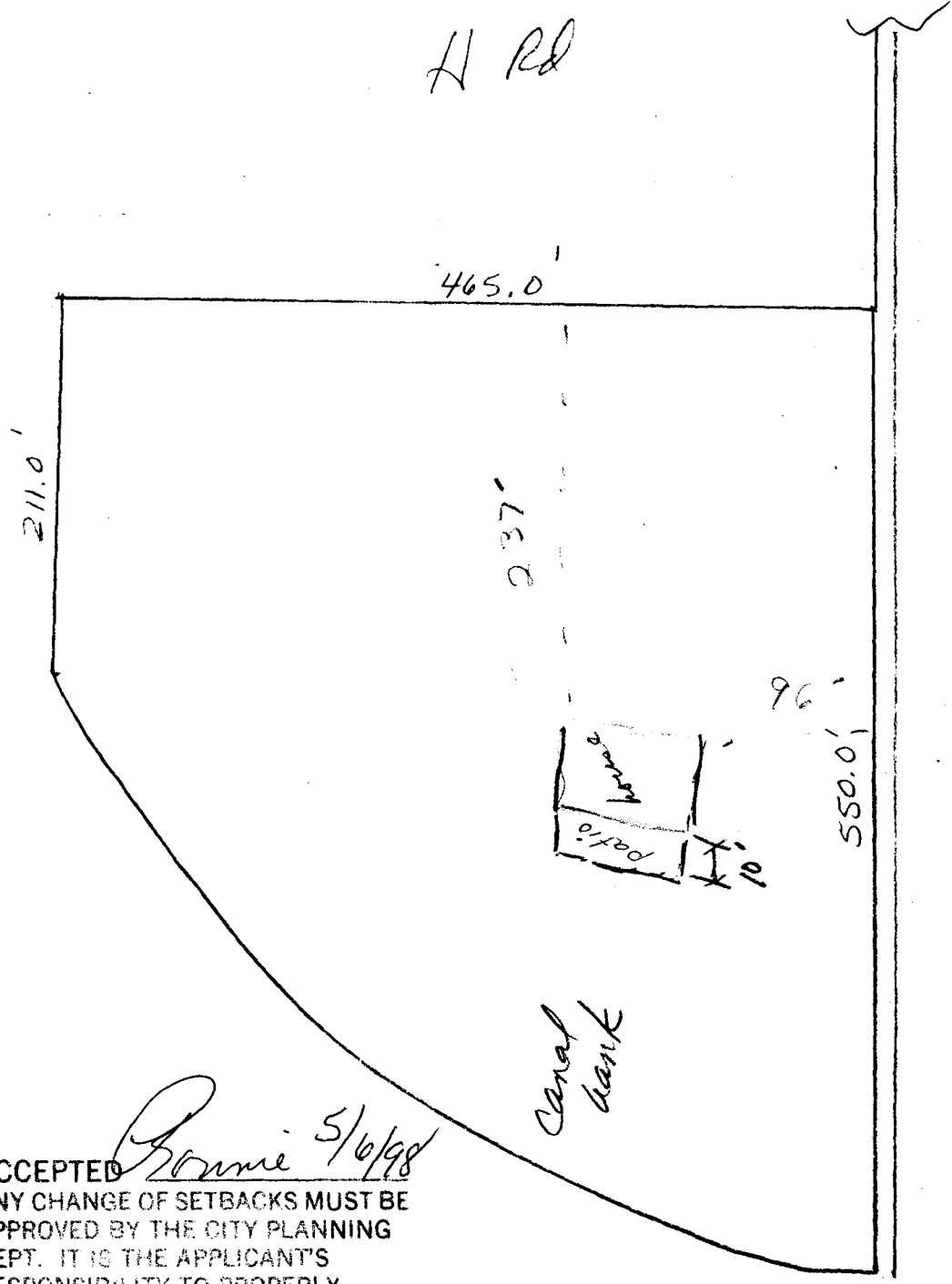
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature: Nick A. Lobato Date 5-6-98
 Department Approval: Ronnie Edwards Date 5-6-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting: Bob Weckelt Date 5-6-98

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)

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ACCEPTED *Ronnie 5/6/98*
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.

2723 H Rd
2701-362-00-069