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TCP \$	—
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BLDG PERMIT NO. 65823

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2723 HRD TAX SCHEDULE NO. 2701-362-00-069  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x24  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 768  
 (1) OWNER Jim & Gail Redin NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2723 H-RD  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION  
 (1) TELEPHONE 243-2544 USE OF EXISTING BLDGS Home  
 (2) APPLICANT Nick A. Lubato DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS 2489 S. Broadway Add 12x24 living area for family  
 (2) TELEPHONE 256-0633

**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-R Maximum coverage of lot by structures 25%  
 SETBACKS: Front 50' from property line (PL) Parking Req't \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 50' from PL Rear 50' from PL  
 Maximum Height 32' CENSUS 110 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. Lubato Date 6-23-98  
 Department Approval K. Valdes Date 6-23-98

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

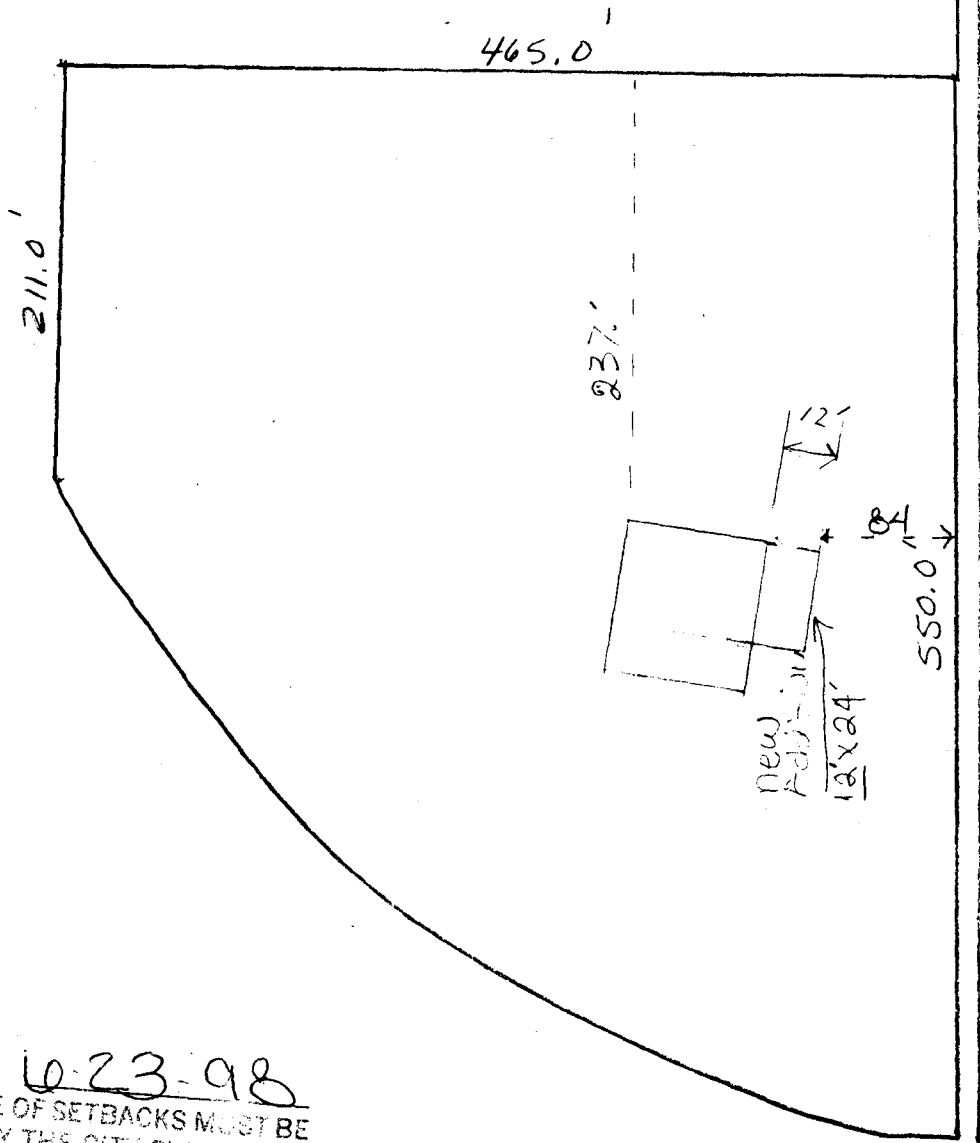
Utility Accounting [Signature] Date 6/23/98

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)

N  
4

H Rd



ACCEPTED 10-23-98  
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