

FEE \$	12 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 67710

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 2481 Jabarin TAX SCHEDULE NO. 2701-334-23-005
 SUBDIVISION Pheasant Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2183
 FILING - BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Great New Homes NO. OF DWELLING UNITS
 BEFORE: - AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3032 I-70 Business Loop
 (1) TELEPHONE 970-434-4616 NO. OF BLDGS ON PARCEL
 BEFORE: - AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Great New Homes USE OF EXISTING BLDGS Single Family Residence
 (2) ADDRESS 3032 I-70 Business Loop DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 970-434-4616 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-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 7' 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 [Signature] Date 11-12-98
 Department Approval [Signature] Date 11-25-98

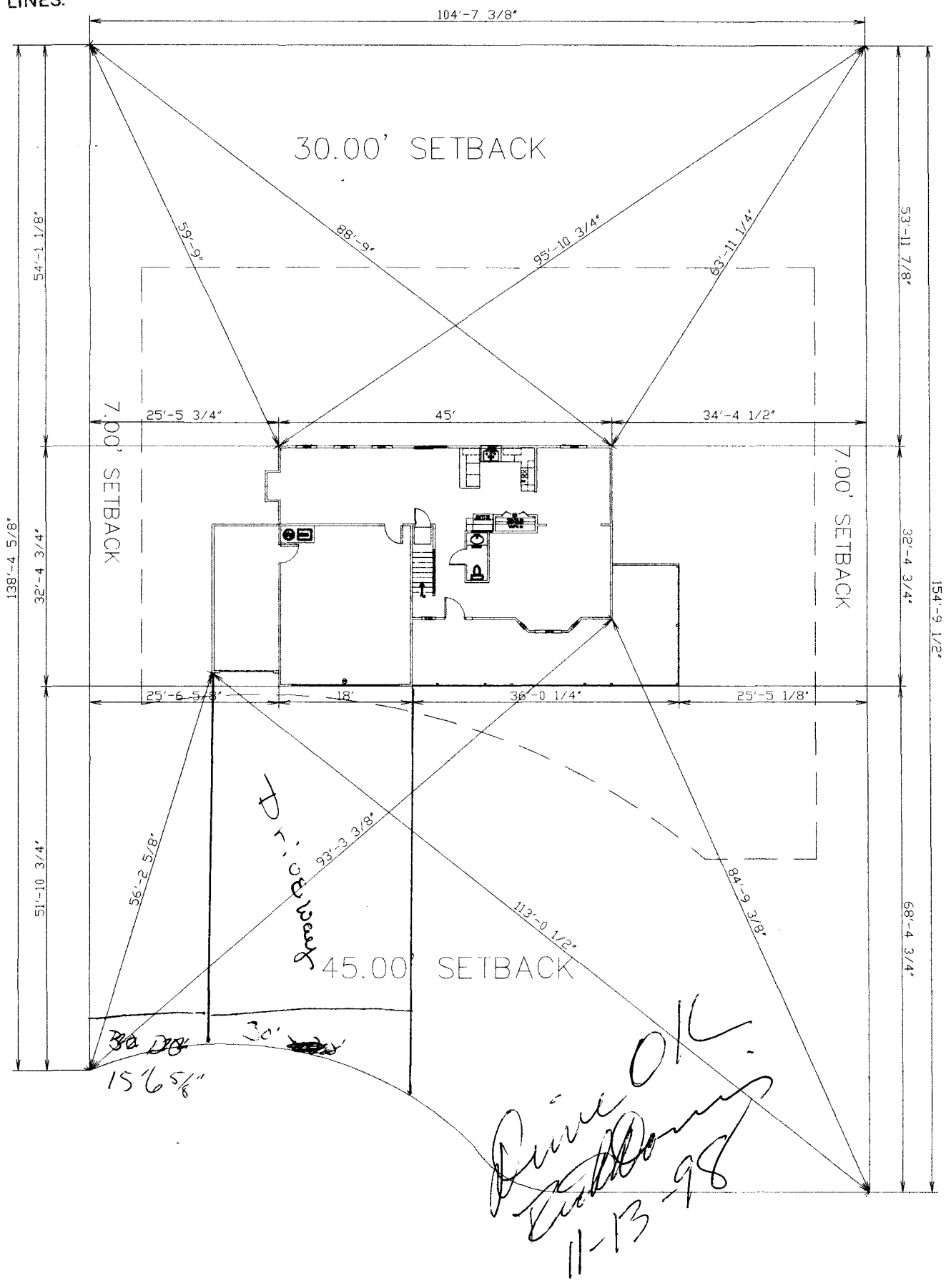
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11784

Utility Accounting [Signature] Date 11/25/98

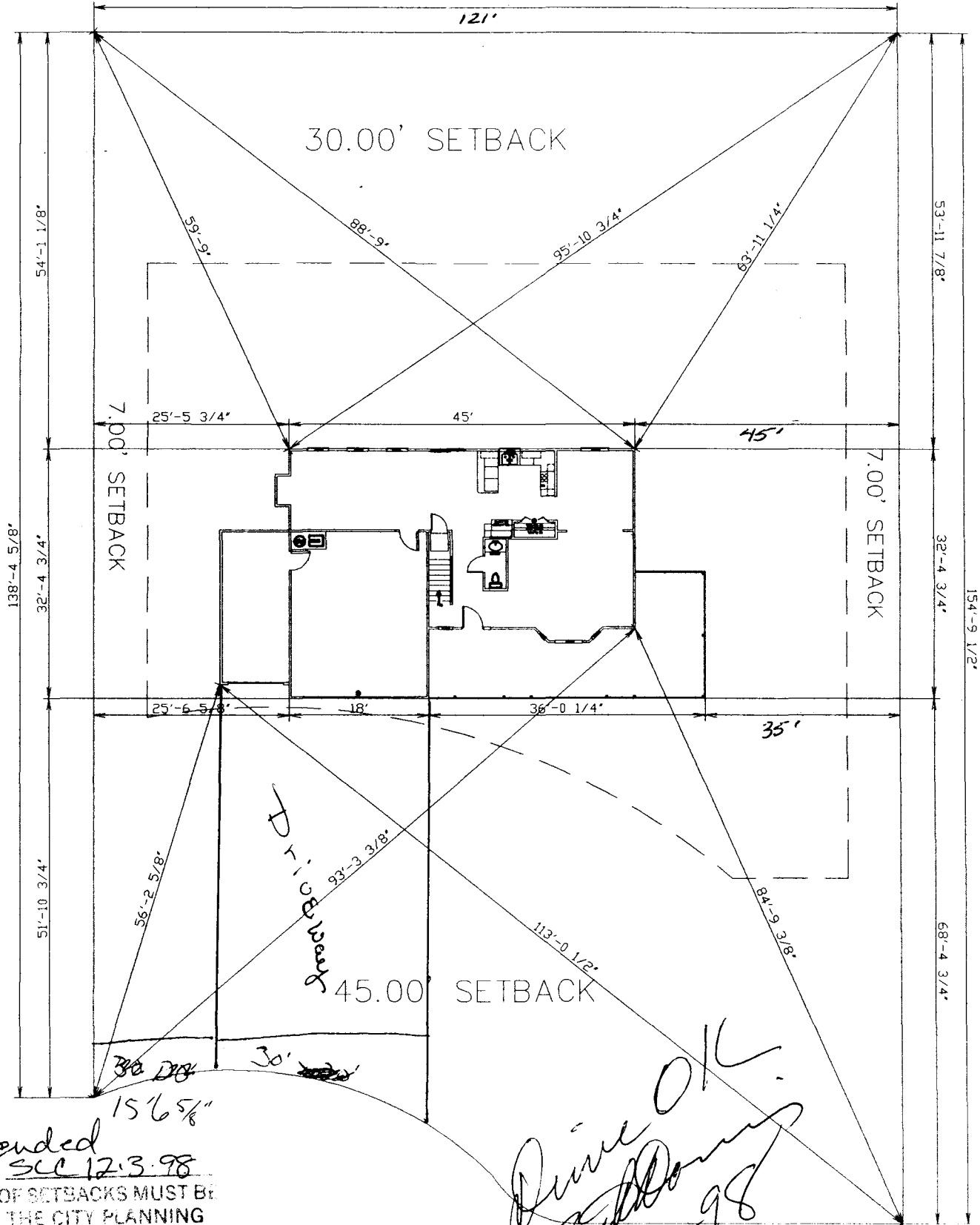
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED SLC 11-25-98
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 DATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



ACCEPTED SLC 11-25-98
 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.



Amended
 ACCEPTED SLC 12-3-98
 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.

Prime OK
11-13-98