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BLDG PERMIT NO. U4280

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 791 Jordana TAX SCHEDULE NO. 2701-351-56-008

SUBDIVISION Alpine meadows north SQ. FT. OF PROPOSED BLDG(S)/ADDITION 292

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 8 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Rob Schodey NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 791 Jordana NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242 6859 USE OF EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT David A Johnson DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS 700 Reeder mesa rd \_\_\_\_\_

(2) TELEPHONE 245-6512 carport

**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 PR-4 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENSUS 16 TRAFFIC 13 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 David A Johnson Date March 9 98

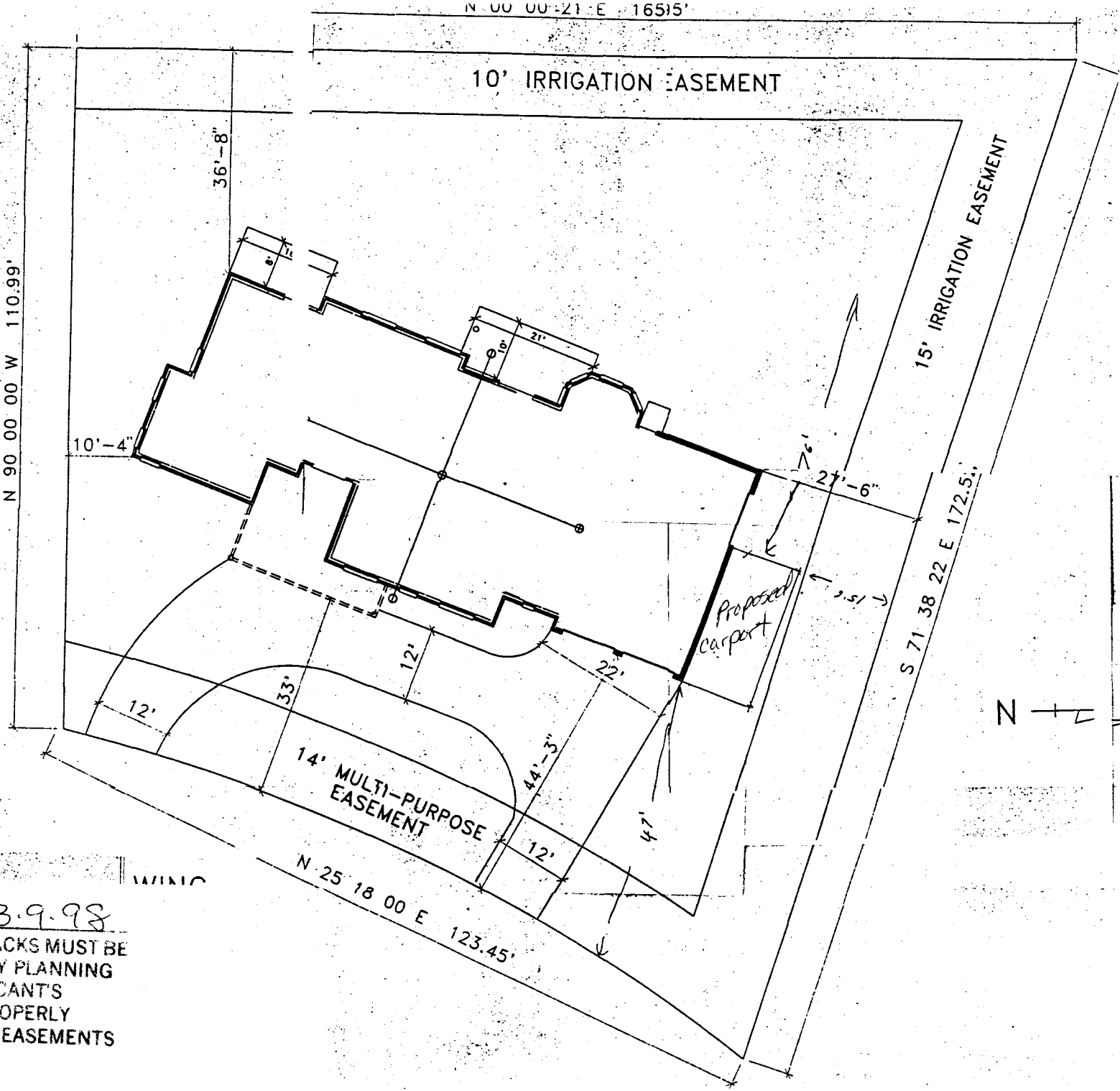
Department Approval Santa Costello Date 3-9-98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. TR-84072

Utility Accounting C. Richardson Date 3-9-98

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 SUC 3.9.98  
 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.