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TCP \$	—
SIF \$	—



BLDG PERMIT NO. 68032

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 655 LARKSPUR LN. TAX SCHEDULE NO. 2945-022-11-002
 SUBDIVISION NORTH ~~FIELD~~ WEST MINOR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 224
 FILING _____ BLK _____ LOT 3 SQ. FT. OF EXISTING BLDG(S) 3100
 (1) OWNER KERRY MURDOCK NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS SAME NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 244-9173 USE OF EXISTING BLDGS SINGLE FAMILY RES.
 (2) APPLICANT JOE GAMBILL DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 517 28¹/₂ RD #4E CONSTRUCT DETACHED STORAGE
 (2) TELEPHONE 256-0657

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-2 Maximum coverage of lot by structures 25%
 SETBACKS: Front — from property line (PL) Parking Req'mt _____
 or — from center of ROW, whichever is greater Special Conditions _____
 Side 3' to eave from PL Rear 3' to eave or easement from PL
 Maximum Height 32' CENSUS 10 TRAFFIC 20 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 Joe P. Gambill Date 12-11-98
 Department Approval Debra J. Costello Date 12-11-98

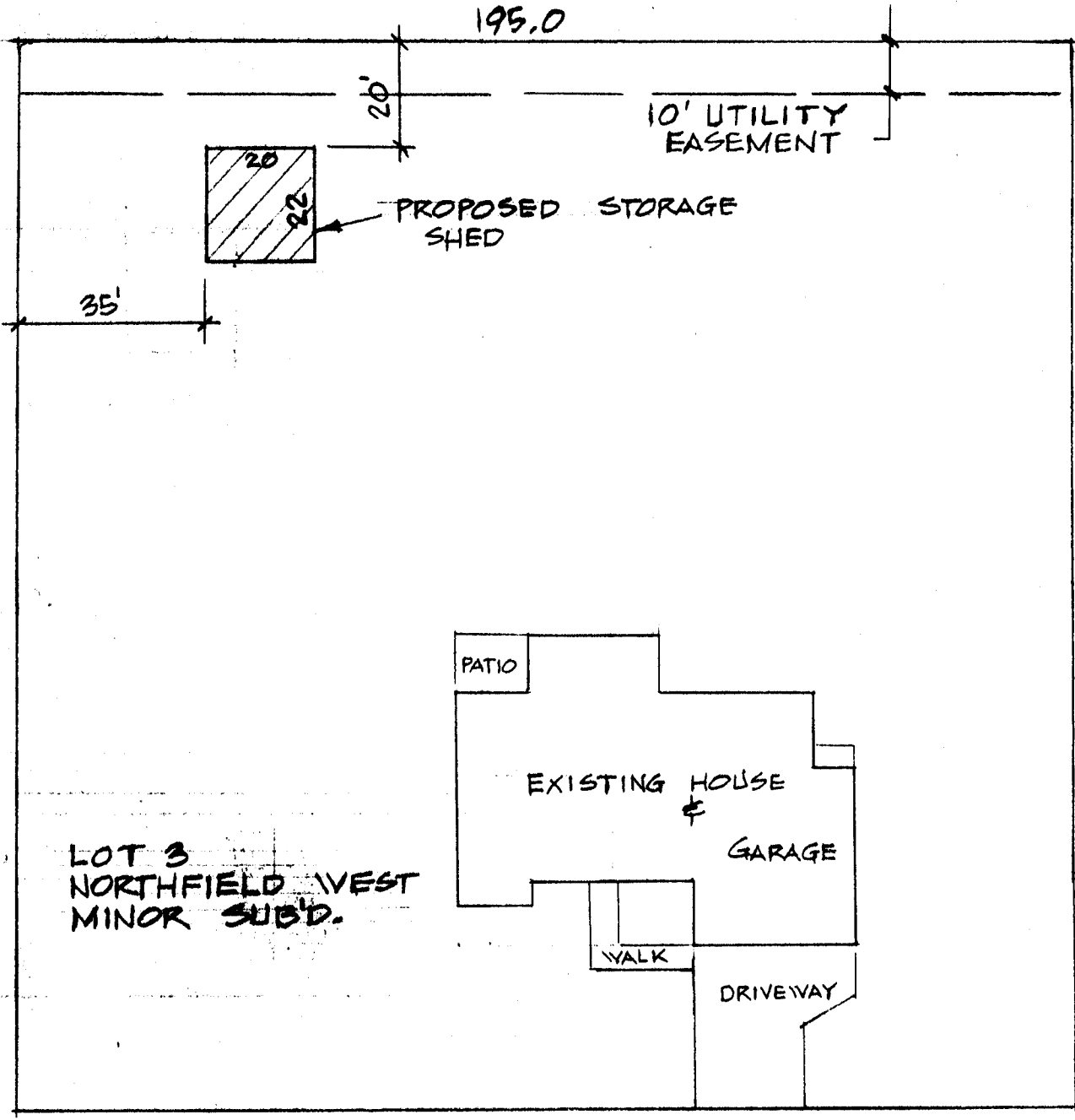
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Debra J. Costello Date 12/11/98

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)

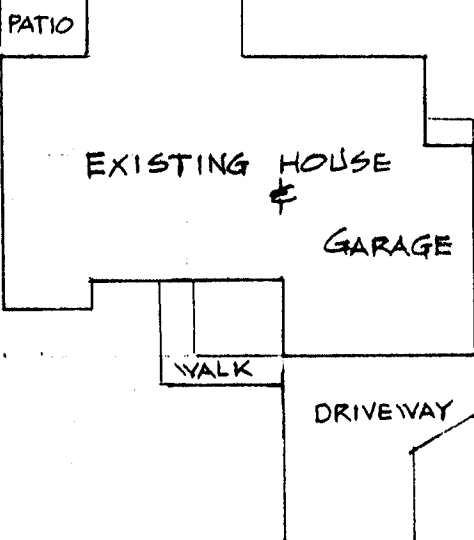
SLOPE

~~XXXXXXXXXXXXXXXXXXXX~~

ACCEPTED SL12-11-98
NOY CHANGES 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.



LOT 3
NORTHFIELD WEST
MINOR SUBD.



⊕ LARKSPUR LANE

PLOT PLAN

SCALE ~ 1" = 30'