

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
JF \$	_____



BLDG PERMIT NO. 600749

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>_____ 6 _____</u>	TAX SCHEDULE NO. _____
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER _____	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS _____	
(1) TELEPHONE _____	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: _____ THIS CONSTRUCTION
(2) APPLICANT _____	USE OF EXISTING BLDGS <u>NA</u>
(2) ADDRESS _____	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____	

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 <u>PR 4.7</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5</u> from PL Rear <u>15</u> from PL	Special Conditions _____
Maximum Height _____	
	CENSUS <u>13</u> TRAFFIC <u>80</u> 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 _____ Date _____

Department Approval *Santa Castella* Date 9-1-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11562

Utility Accounting *Tracy Shupe* Date 9/1/98

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)

← 25' →
MAX

ACCEPTED SLC 9-1-98
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.

Driveway location OK
Neil Davis
8-26-98