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BLDG PERMIT NO. 108165

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS	<u>293 1/2 PINE</u>	TAX SCHEDULE NO.	<u>2945-252-02005</u>
SUBDIVISION	<u>Ferguson's</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>322.5</u>
FILING	BLK <u>1</u> LOT <u>5</u>	SQ. FT. OF EXISTING BLDG(S)	<u>1052</u>
(1) OWNER	<u>Paul & Brenda Muldowney</u>	NO. OF DWELLING UNITS BEFORE:	<u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>293 1/2 Pine</u>	NO. OF BLDGS ON PARCEL BEFORE:	<u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>241 7928</u>	USE OF EXISTING BLDGS	<u>Single Family</u>
(2) APPLICANT	<u>SAME</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>Stick-bedroom/bathroom/family room addition</u>
(2) ADDRESS	_____		
(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>RSF-8</u>	Maximum coverage of lot by structures	<u>45%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	_____
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	_____
Side	<u>5'</u> from PL		
Rear	<u>15'</u> from PL		
Maximum Height	<u>32'</u>		
		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	<u>[Signature]</u>	Date	<u>12/24/98</u>
Department Approval	<u>[Signature]</u>	Date	<u>12-28-98</u>

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

Utility Accounting	<u>K Duncan</u>	Date	<u>12/28/98</u>
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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)

