

FEE \$	10. —
TCP \$	500. —
SIF \$	—



BLDG PERMIT NO. 06783

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>703 PUTTER DRIVE</u>	TAX SCHEDULE NO. <u>2701-364-05-002</u>
SUBDIVISION <u>PARTEE HEIGHTS</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1582</u>
FILING _____ BLK <u>5</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>none</u>
(1) OWNER <u>STEINBECK, FLOYD R & MARJORIE E</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>545 28¹/₂ Road</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE _____	USE OF EXISTING BLDGS <u>N/A</u>
(2) APPLICANT <u>Owner & Elliott Const Inc</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>P O Box 2942</u>	<u>construct single family residence</u>
(2) TELEPHONE <u>(970) 245-9434</u>	

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 5</u>	Maximum coverage of lot by structures <u>3590</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS <u>10</u> TRAFFIC <u>21</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).

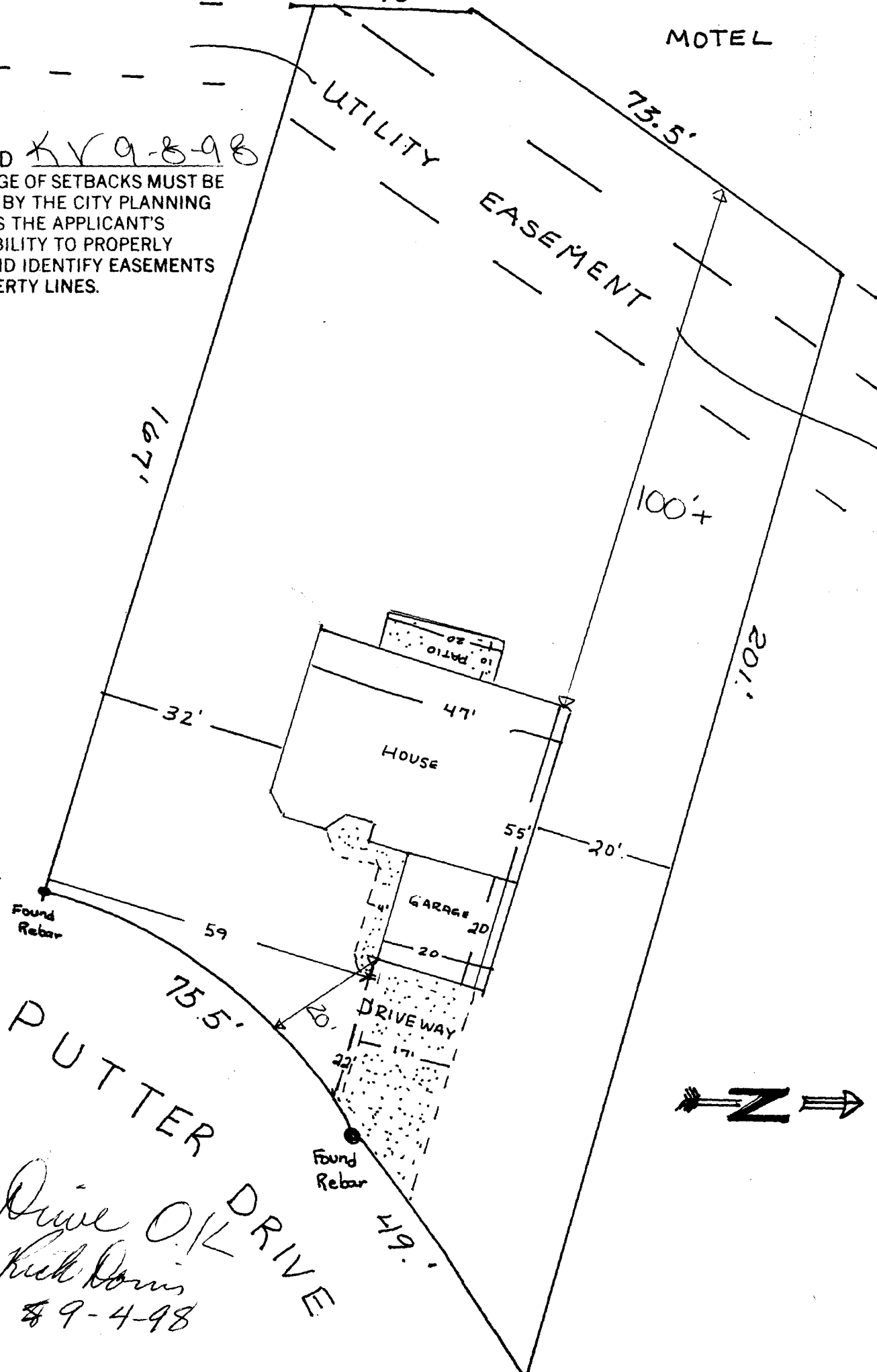
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature <u>[Signature]</u>	Date <u>9/4/98</u>
Department Approval <u>[Signature]</u>	Date <u>9-9-98</u>
Additional water and/or sewer tap fee(s) are required. YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>11584</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-9-98</u>

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 KVA-8-98
 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.



Lot 2 Block 5 Pardee Hts
 2701-364-05-002
 Steinbeck, Floyd R + Marjorie

Drive O.K. DRIVE
 Rich Davis
 8-9-4-98