

FEE \$	<u>10<sup>00</sup></u>
TCP \$	<u>0</u>
SIF \$	<u>0</u>



BLDG PERMIT NO. 63469

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS <u>604 Rico way</u>	TAX SCHEDULE NO. <u>294502401025</u>
SUBDIVISION <u>Northern Hills 2</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>203</u>
FILING _____ BLK <u>1</u> LOT <u>11</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>Tom Pardis</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>604 Rico way</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-0691</u>	USE OF EXISTING BLDGS _____
(2) APPLICANT <u>Aglet Inc</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Bathroom</u>
(2) ADDRESS <u>121 chipeta</u>	
(2) TELEPHONE <u>242-6200</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-4</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>5' 7"</u> from PL Rear <u>5' 30"</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	
	CENSUS <u>10</u> TRAFFIC <u>23</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).

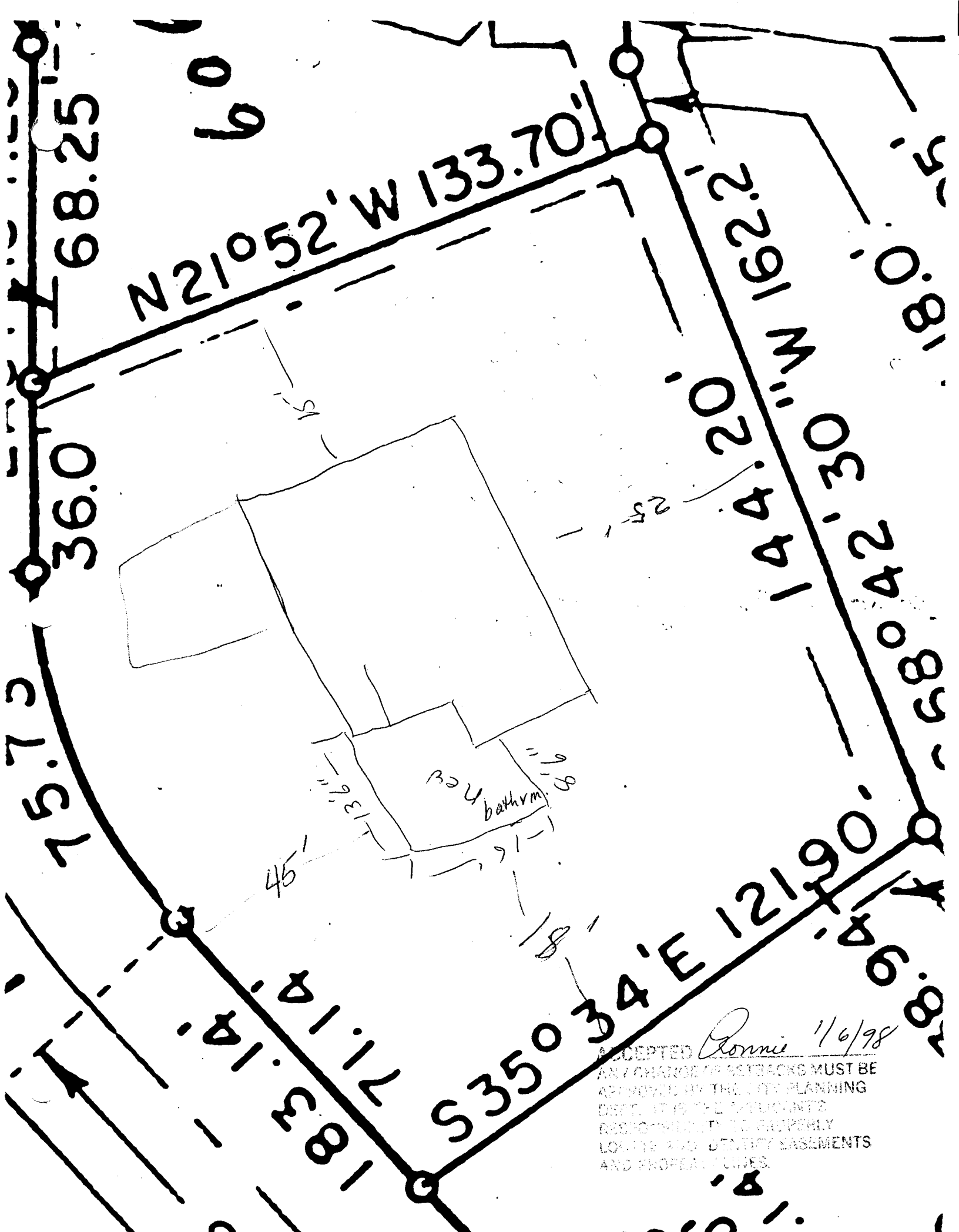
Applicant Signature <u>[Signature]</u>	Date <u>1/6/98</u>
Department Approval <u>[Signature]</u>	Date <u>1/6/98</u>

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. FR-84113

Utility Accounting <u>[Signature]</u>	Date <u>1-6-98</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)



ACCEPTED *Ronnie* 1/6/98  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Amended  
 ACCEPTED SLC 1.13.98  
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 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Bornu*  
 1/6/98

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