

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 05218

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2964 N. RONLIN AVE TAX SCHEDULE NO. 2943-081-37-001
 SUBDIVISION Eody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 200'
 FILING 3 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 2300' + OR -
 (1) OWNER BONNIE J + RECILIA CHAPMAN NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2964 N. RONLIN AVE
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE (970) 248-0837 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT B. J. CHAPMAN USE OF EXISTING BLDGS Home
 (2) ADDRESS 2964 N. RONLIN AVE DESCRIPTION OF WORK AND INTENDED USE: Patio
 (2) TELEPHONE (970) 248-0837 COVER

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 PR4.4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or — from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 10' from PL
 Maximum Height _____
 CENSUS 11 TRAFFIC 57 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 B. J. Chapman Date 5-14-98
 Department Approval Luca Costello Date 5-14-98

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

Utility Accounting [Signature] Date 5/14/98

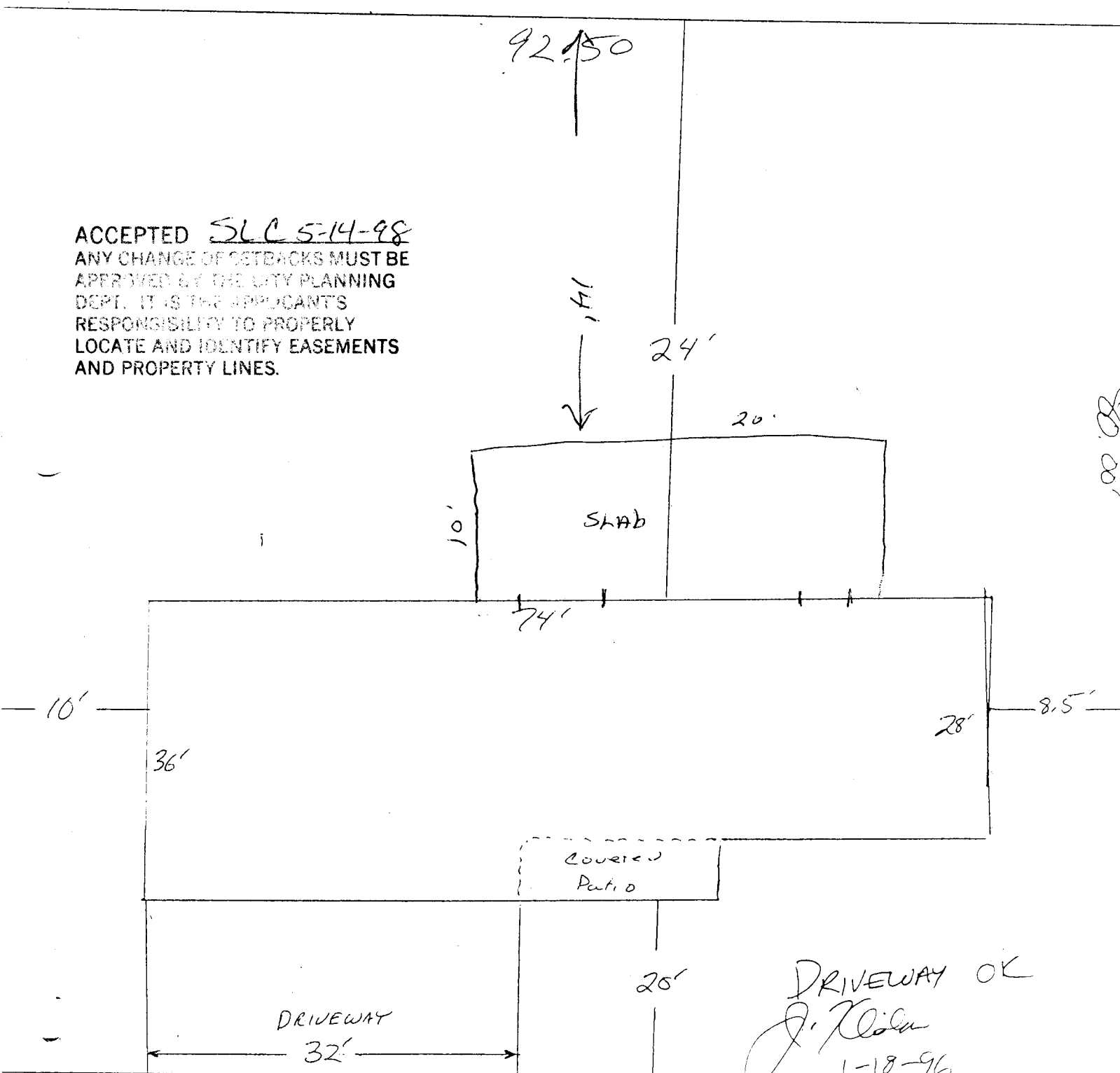
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CASTLE CONSTRUCTION

3068 DUPONT COURT
GRAND JUNCTION, CO. 81504
(970)434-2267

ACCEPTED SLC 5-14-98
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.



2964 N. Roalin