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BLDG PERMIT NO. 44380

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 1942 Road TAX SCHEDULE NO. 2945-134-02-018
 SUBDIVISION East Main St. Add. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK 8 LOT 16 SQ. FT. OF EXISTING BLDG(S) 884
 (1) OWNER Floyd Neighbours NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3006 White Ave
 (1) TELEPHONE 245-8729 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Jim Mullis USE OF EXISTING BLDGS Residence
 (2) ADDRESS 2208 Mudgett DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 243-5184 Patio 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 RMF-32 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20.0' from property line (PL)
 or 45' from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL
 Maximum Height 36'
 Parking Req'mt _____
 Special Conditions _____
 CENSUS 7 TRAFFIC 40 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 Jim Mullis Date 3-18-98

Department Approval Antonia Castella Date 3-18-98

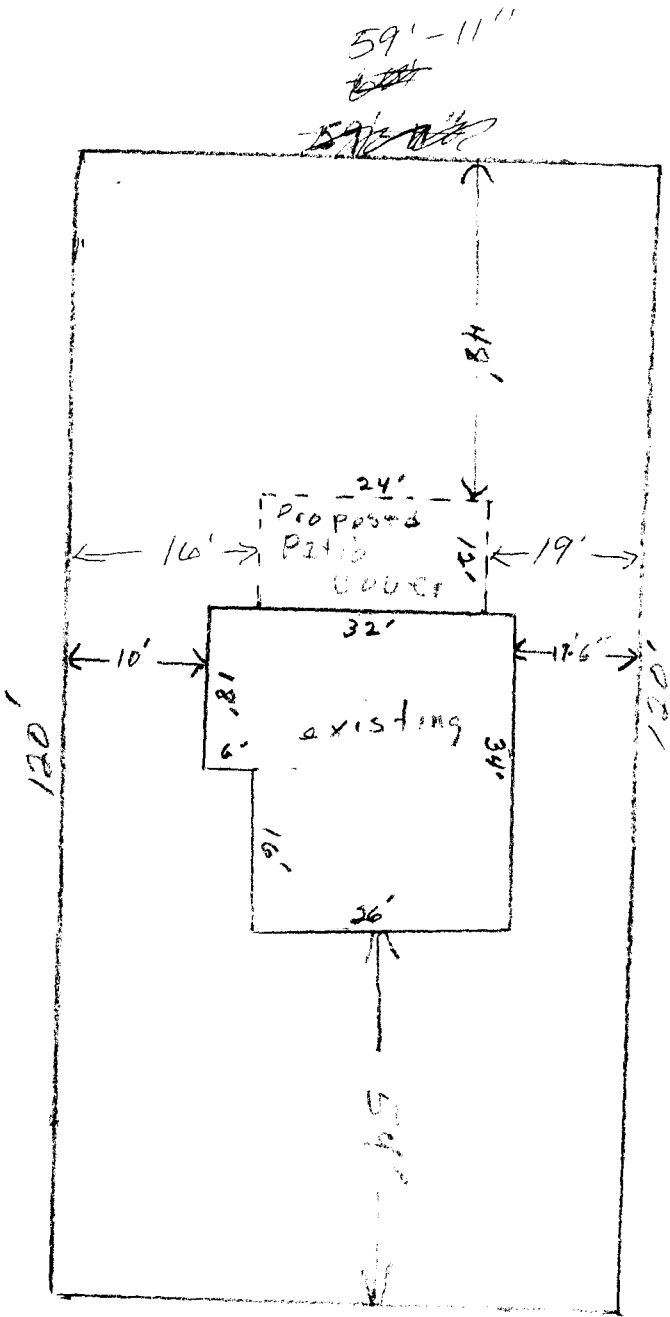
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting Debi Overholt Date 3-18-98

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)

N



1442 Road

ACCEPTED SLC 3.18.98
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.