

FEE \$	10
TCP \$	500
SIF \$	292



BLDG PERMIT NO. 70286

*Call when ready*

*EA*

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

508 22 1/4 Rd.  
 BLDG ADDRESS ~~506 Blevins Rd (lot 2)~~ TAX SCHEDULE NO. 2945-073-00-015  
 SUBDIVISION Krause SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100  
 FILING-BLK      LOT 2 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Barbara Krause NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 506 Blevins Rd.  
 NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE (970) 243 2048 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Barbara Krause USE OF EXISTING BLDGS N/A  
 (2) ADDRESS 506 Blevins Rd. DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE (970) 243-2048 2612558 new home

**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 RSF-2 Maximum coverage of lot by structures 25%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt  
 or 45' from center of ROW, whichever is greater  
 Side 15' from PL Rear 30' from PL *\* Fire Dept approval req'd before Bldg Permit is issued*  
 Maximum Height 32' *NOT CONNECTING TO SEWER NOW.*  
 CENSUS 1402 TRAFFIC 90 ANNX#

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 *Barbara Krause* Date 6-21-99  
 Department Approval *Gonnie Edwards* Date 6-22-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. ~~12558~~ -

Utility Accounting *[Signature]* Date 4/22/99

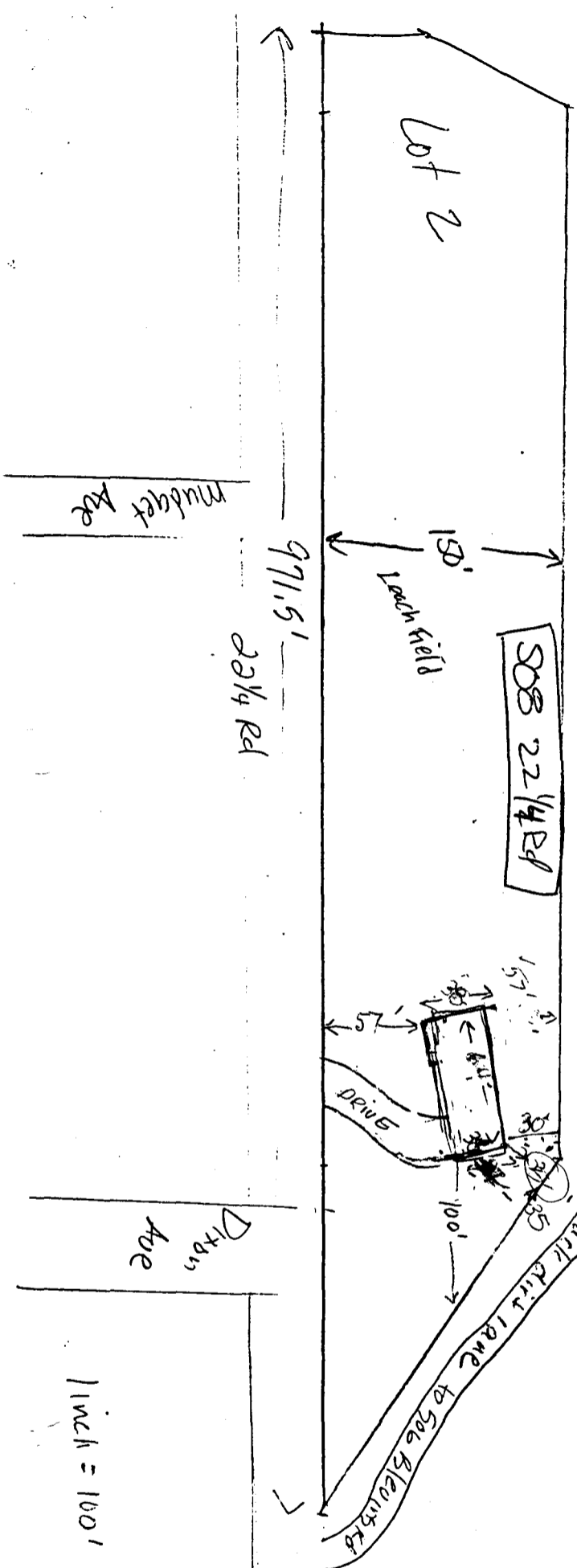
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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





508 224 Rd



ADD EASEMENTS AND SETBACKS TO THE PLAN. SHOW THE DIST. FROM DIXON AVE TO THE PROP. DRIVE. PROVIDE DOCUMENTATION SHOWING APPROVAL OF BLDG PLANS BY THE FIRE DEPT. (SEE ATT.)

KENT MARSH  
244-1451

Blewins Rd.

Revised  
8-11-99  
P. C. [Signature]  
Krause Subdivision

House  
506 Blewins Rd.

6/22/99  
DRIVE O.K.

[Signature]