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BLDG PERMIT NO. 71842

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 652 24 1/2 RD TAX SCHEDULE NO. 2945-041-09007
 SUBDIVISION A+B Hall Minor Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 30 SQ FT
 FILING BLK --- LOT 1 SQ. FT. OF EXISTING BLDG(S) 1500 SQ FT
 (1) OWNER ARCHIE HALL NO. OF DWELLING UNITS BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (1) ADDRESS 652 24 1/2 RD
 (1) TELEPHONE 242-6908 NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT LEIGH SIMONS USE OF EXISTING BLDGS Home
 (2) ADDRESS 718 36.3 RD DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 464-7925 6X5 FIREPLACE ROOM

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-R Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Parking Req'mt _____
 or 50' from center of ROW, whichever is greater
 Side 50' from PL Rear 50' from PL Special Conditions _____
 Maximum Height _____ CENSUS 9 TRAFFIC 4 ANN# _____

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 [Signature] Date 9/9/99
 Department Approval [Signature] Date 9-9-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____
 Utility Accounting [Signature] Date 9-9-99

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)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). []
4. All **easements** and **rights-of-way** on the property. []
5. All **other structures** on the property. []
6. All **streets** adjacent to the property and street names []
7. All existing and proposed **driveways**. []
8. Location of existing and/or **proposed parking** and **number of spaces**. []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.

