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BLDG PERMIT NO. 69163 garage
69136 residence

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 274 ^{28 1/2} 28 1/4 Rd TAX SCHEDULE NO. 2943-301-00-259

SUBDIVISION Armantrout Minor Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION garage - 576 sq. ft. house - 2,346 sq. ft.

FILING BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Robert J. + V. Anne Runkel NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2291 Shiprock Rd. Brentwood NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 2425324 USE OF EXISTING BLDGS N/A

(2) APPLICANT Same as owner DESCRIPTION OF WORK AND INTENDED USE: Single Home + garage

(2) ADDRESS _____

(2) TELEPHONE _____

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-4 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or 50' from center of ROW, whichever is greater Parking Req'mt 2 spaces

Side 7/3 from PL Rear 30/10 from PL Special Conditions Approval of SF home & detached garage

Maximum Height 32' CENSUS 13 TRAFFIC 81 ANNEX# _____

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 3-15-99

Department Approval [Signature] Date 3-16-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10030

Utility Accounting [Signature] Date 3-17-99

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)

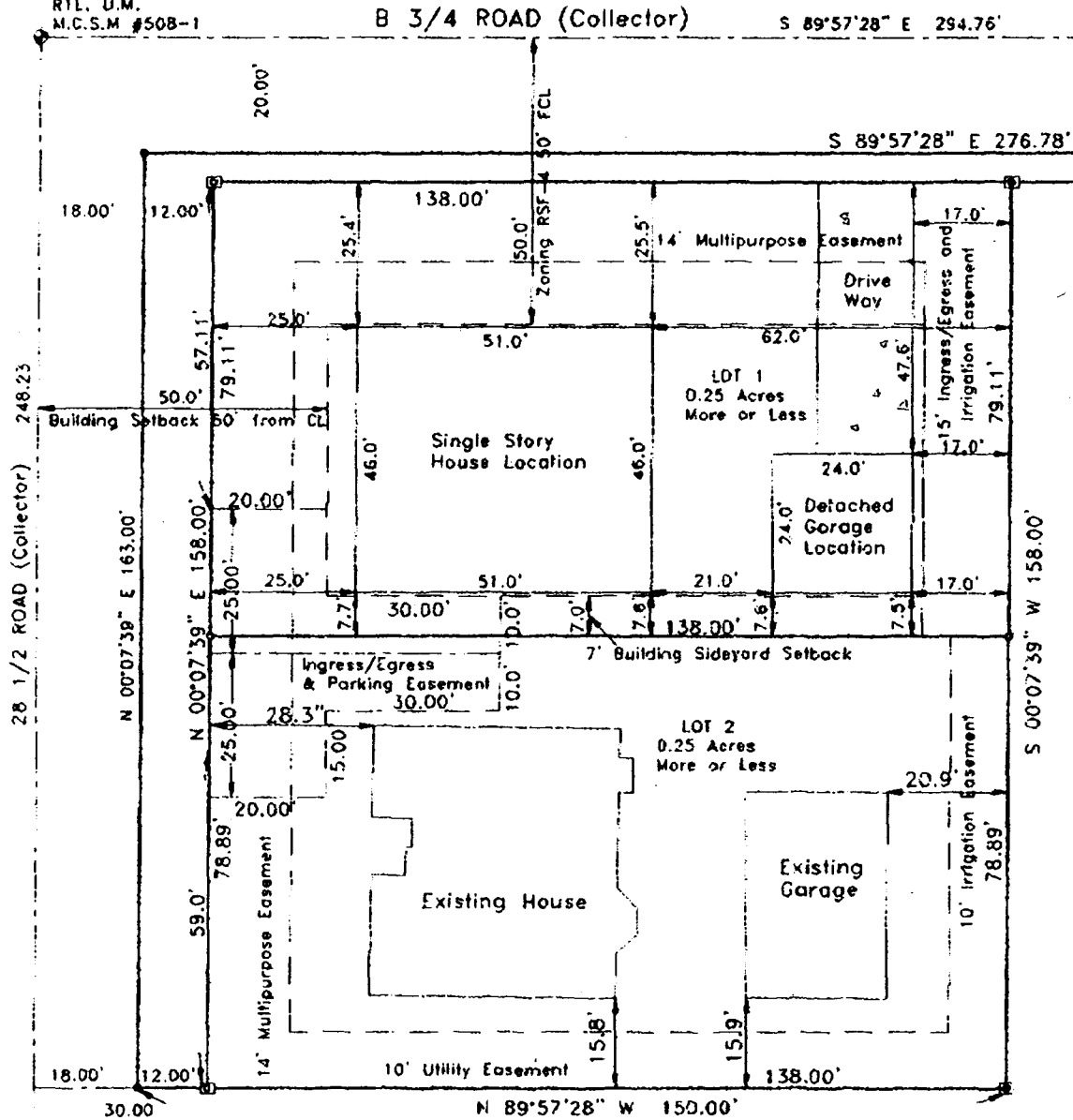
Mar. 16 1999 11:38AM P1

PHONE NO. : 2454674

FROM : MONUMENT SURVEY & BOB ENGELKE

ARMANTROUT MINOR SUBDIVISION PROPOSED BUILDING LOCATION ON LOT 1.
ZONING RSF-4

N 1/16
Sec. 30, T1S,
R1E, U.M.
M.C.S.M. #508-1



Handwritten: Bill Nuhn 3-17-99
3-16-99
Tate Planning Office

Handwritten: Bill Nuhn 3-17-99

ACCEPTED
AS SHOWN ON THESE PLATS
AND THE PLATS THEREON
BY THE COUNTY CLERK
THIS 16TH DAY OF MARCH 1999
LOCATED AND IDENTIFY EASEMENTS
AND PROPERTY LINES

NOT TO SCALE