

FEE \$	<i>paid with Variance</i>
TCP \$	_____
SIF \$	_____



BLDG PERMIT NO. 71156

EX

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS	<u>544 28 1/2 Rd</u>	SN #	<u>80-52-0204M</u>
SUBDIVISION	<u>Cottonwood Meadows</u>	TAX SCHEDULE NO.	<u>2943-074-17-015</u>
FILING BLK	<u>7 LOT 15</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>76' x 16'</u>
(1) OWNER	<u>Mr. & Mrs. Baughman</u>	SQ. FT. OF EXISTING BLDG(S)	<u>1 shed</u>
(1) ADDRESS	<u>544 28 1/2 Rd</u>	NO. OF DWELLING UNITS BEFORE:	<u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>243-7018</u>	NO. OF BLDGS ON PARCEL BEFORE:	<u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(2) APPLICANT	<u>same</u>	USE OF EXISTING BLDGS	<u>home & a shed</u>
(2) ADDRESS	_____	DESCRIPTION OF WORK AND INTENDED USE:	<u>place</u>
(2) TELEPHONE	_____		<u>new manufactured home - new home on previous paid PIF lot</u>

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	<u>R5F-8</u>	Maximum coverage of lot by structures	<u>45%</u>
SETBACKS: Front	<u>★</u> from property line (PL)	Parking Req'mt	<u>2 spaces</u>
or	_____ from center of ROW, whichever is greater	Special Conditions	<u>Variance file 1999-158</u>
Side	_____ from PL		<u>front-14', rear-10', side 5'</u>
Rear	_____ from PL	CENSUS	<u>6</u> TRAFFIC <u>30</u> ANNX#
Maximum Height	<u>32'</u>		

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).

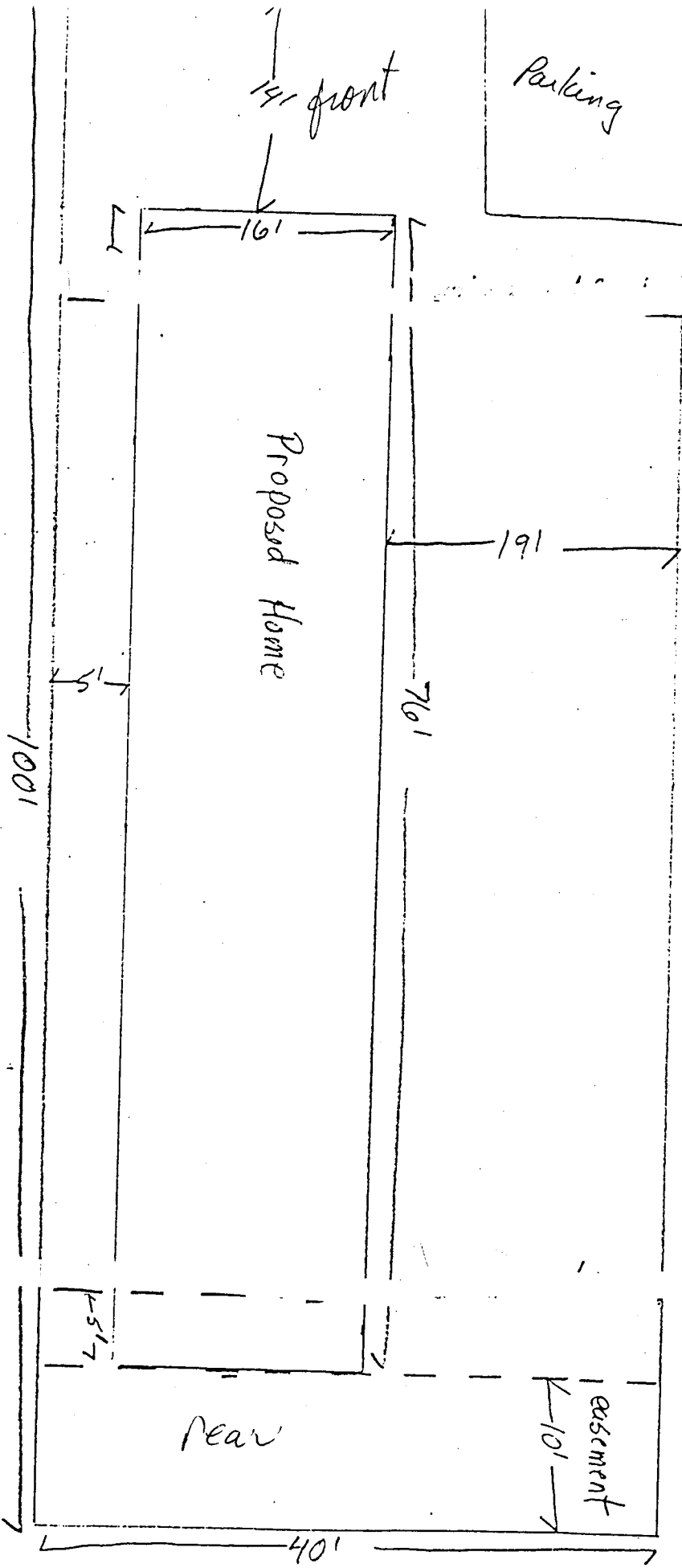
Applicant Signature	<u>Rita Baughman</u>	Date	<u>7-16-99</u>
Department Approval	<u>Kathleen Lester</u>	Date	<u>7-16-99</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O Existing Acct

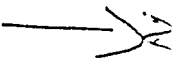
Utility Accounting Dincer Date 7/16/99 13640-8527

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)



544 28 1/2 Rd



APPROVED BY: BP 7/16/99
 DATE: 7/16/99
 PROJECT: 28 1/2 RD
 PROPERTY: 544 28 1/2 RD
 PLANNING: [illegible]
 ENGINEER: [illegible]
 ARCHITECT: [illegible]
 SURVEYOR: [illegible]
 CIVIL ENGINEER: [illegible]
 ELECTRICAL ENGINEER: [illegible]
 MECHANICAL ENGINEER: [illegible]
 PLUMBING ENGINEER: [illegible]
 ENVIRONMENTAL ENGINEER: [illegible]
 LANDSCAPE ARCHITECT: [illegible]
 HISTORIC PRESERVATION: [illegible]
 ARCHITECTURAL LINES.