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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |



BLDG PERMIT NO. none required

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

EX

BLDG ADDRESS 585-28 1/2 Rd TAX SCHEDULE NO. 2943-072-33-001
 SUBDIVISION Dinosaur Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 144
 FILING BLK # 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER DOYCE BURKES NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 585-28 1/2 Rd NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-255-8284 USE OF EXISTING BLDGS residential
 (2) APPLICANT Self DESCRIPTION OF WORK AND INTENDED USE: INCREASING'S
 (2) ADDRESS same SIZE OF EXISTING DECK
 (2) TELEPHONE same

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 PR 8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 0' from PL Rear 0' from PL Special Conditions *must have 10' between units - ACC approval required.
 Maximum Height *see planning clearance 796) CENSUS 6 TRAFFIC 28 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 Doyle Burkess Date 7-30-99

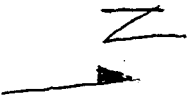
Department Approval L. Gerstenberger Date 8/6/99

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

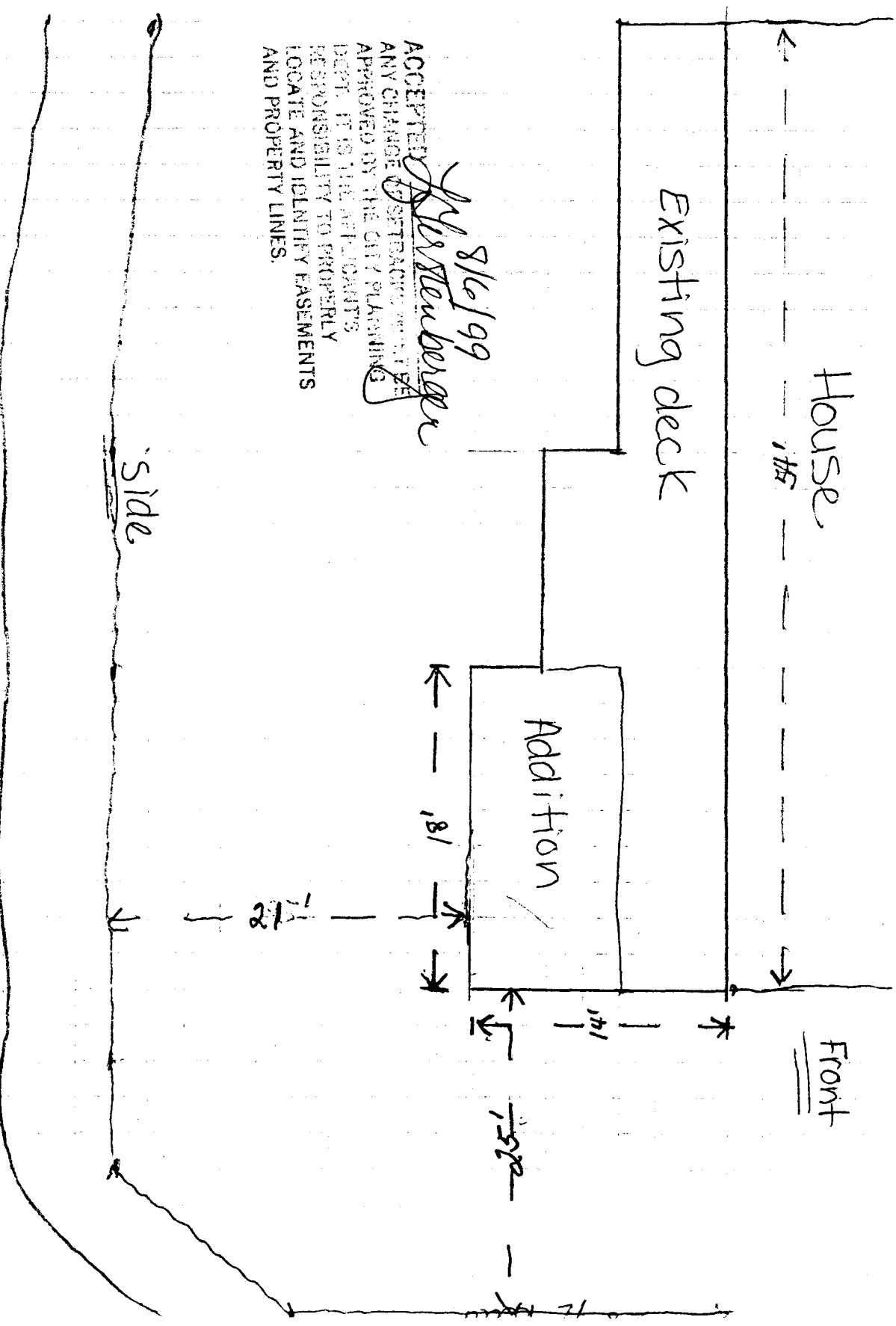
Utility Accounting K. Duncan Date 8/6/99

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

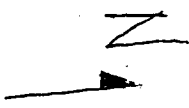
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *8/6/99*
John Steubener
ANY CHANGE OF SETBACKS SHALL BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



Grand View Court



ACCEPTED SETBACKS SHALL BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

8/16/99
J. W. Stenberger

