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BLDG PERMIT NO. 71361

**PLANNING CLEARANCE**

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

BLDG ADDRESS 589 1/2 28 1/2 rd TAX SCHEDULE NO. 2943-072-18-015  
 SUBDIVISION The Falls # 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4107 roof area  
 FILING BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) 2600 +  
 (1) OWNER Lee & CAROL ALLEE' NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 589 1/2 28 1/2 RD.  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 245-8645  
 USE OF EXISTING BLDGS Single Family Residence  
 (2) APPLICANT OWNERS DESCRIPTION OF WORK AND INTENDED USE: Add cover  
 (2) ADDRESS \_\_\_\_\_ over existing deck  
 (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 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 10' between units  
 Maximum Height \_\_\_\_\_ CENSUS 6 TRAFFIC 29 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 7-27-99  
 Department Approval [Signature] Date 7-27-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. \_\_\_\_\_  
 Utility Accounting [Signature] Date 7/27/99

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)

DASHED LINE  
REPRESENTS PROPOSED  
LIFT OVER EXISTING  
DECK

7'±

25'±

EXISTING  
RESIDUAL DECK

COVER  
NEW

EXISTING  
RESIDENCE

EXISTING  
DECK

RCAW

Ronnie 7/27/99

DRIVEWAY

UTILITY  
TREATMENT

FALLS SUBDIVISION  
LOT 3 BLK 3  
589 1/2 28 1/2 rd

SCALE 1" = 10'

APPROPRIATE LOCAL, STATE, AND FEDERAL AGENCIES SHOULD BE CONSULTED TO VERIFY THE ACCURACY OF THE INFORMATION AND DIMENSIONS SHOWN ON THIS PLAN.