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BLDG PERMIT NO. 69357

GA

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 523 28³/₄ RD TAX SCHEDULE NO. 2043-074-00-023
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 800 672
 FILING BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1030 840
 (1) OWNER Jerry Patterson NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 521 28³/₄ RD
 (1) TELEPHONE 245-0782 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS of
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: adding
bedrooms & 24x30 garage (attached)
 (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 RSE-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32' CENSUS 6 TRAFFIC 30 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 Jerry Patterson Date 3-15-99
 Department Approval H. Valdes Date 3-15-99
 Additional water and/or sewer tap fees are required: YES _____ NO X W/O No. _____
 Utility Accounting Wolbi Doerholt Date 3-15-99

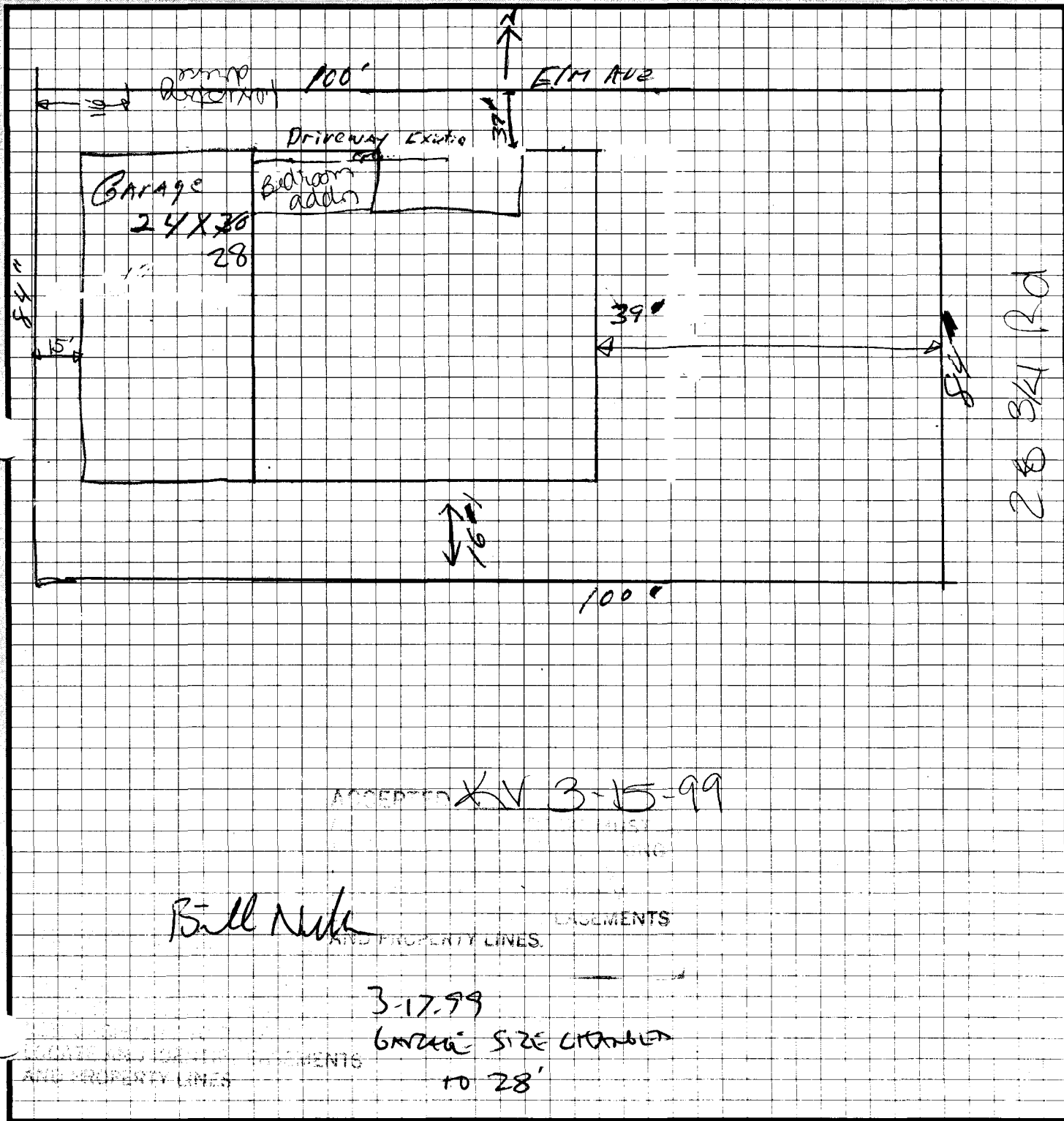
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(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 its dimensions.
- 3 - The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4 - All EASEMENTS or RIGHTS - OF - WAY on the property
- 5 - All other STRUCTURES on the property.
- 6 - All STREETS and ALLEYS adjacent to the property and street names.
- 7 - All existing and proposed DRIVEWAYS.
- 8 - An arrow indicating North.

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.



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 its dimensions.
- 3- The **DISTANCE** from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4- All **EASEMENTS or RIGHTS-OF-WAY** on the property.
- 5- All other **STRUCTURES** on the property.
- 6- All **STREETS and ALLEYS** adjacent to the property and street names.
- 7- All existing and proposed **DRIVEWAYS**.
- 8- An arrow indicating **North**.

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