

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 68540

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 617 29 3/8 Rd. TAX SCHEDULE NO. 2943.053.04-003

SUBDIVISION Del-Mar. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER LARRY R. + HOLLY L. GARCIA NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 617 29 3/8 Rd.

(1) TELEPHONE 970-242-7223 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT LARRY R. + HOLLY L. GARCIA USE OF EXISTING BLDGS SF

(2) ADDRESS 617 29 3/8 Rd. DESCRIPTION OF WORK AND INTENDED USE: Bld a

(2) TELEPHONE 970-242-7223 14x20 storage building

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-3.1 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 5 from PL Rear 5 or 7' from PL Special Conditions Cannot build in 7' utility easement

Maximum Height _____ CENSUS 11 TRAFFIC 45 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 Larry R. Garcia Date 1-20-99

Department Approval K. Valdez Date 1-20-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 37078-23759

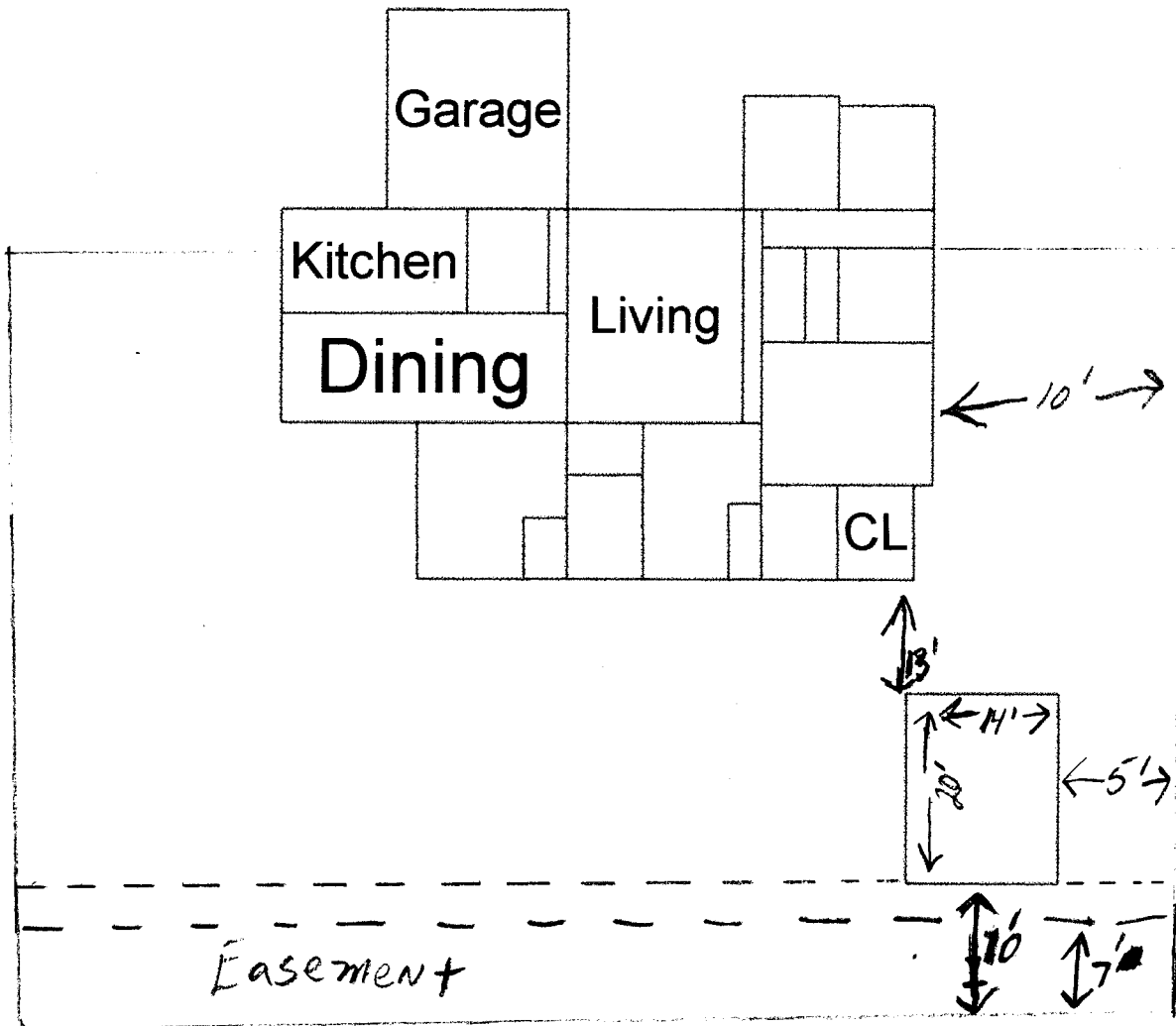
Utility Accounting Chick Date 1-20-99 TR 88267

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)

The Scale is 1" : 20'

LARRY R GARCIA
617 29³/₈ RD.
Gnd Jcl Co. 81504



ACCEPTED XV 1-20-99
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.