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



BLDG PERMIT NO. 71279

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

EX

BLDG ADDRESS 2130 Apple Court TAX SCHEDULE NO. 2945-014-15-030
Phesara Run
 SUBDIVISION Spring Valley #6 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120 sq ft
28' x 14' with driveway
 FILING BLK 7 LOT 30 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Hollis & Lois Becker NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS as above
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 970-242-5671
 USE OF EXISTING BLDGS Residential
 (2) APPLICANT Lois A. Becker DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS as above
 (2) TELEPHONE as above Build shed on back property

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 RSF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 3' from PL Rear 10' from PL
 Maximum Height 32 feet CENSUS 6 TRAFFIC 21 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 Lois A. Becker Date 7/19/99

Department Approval Christen K. Adkins Date 7/20/99

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

Utility Accounting Robin Overholt Date 7/20/99

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)

