

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 73346



Your Bridge to a Better Community

BLDG ADDRESS 724 Birdie SQ. FT. OF PROPOSED BLDGS/ADDITION 1100

TAX SCHEDULE NO. 2701-36319006 SQ. FT. OF EXISTING BLDGS 2600

SUBDIVISION Fairway Park TOTAL SQ. FT. OF EXISTING & PROPOSED 3400

FILING 1 BLK 9 LOT 6 NO. OF DWELLING UNITS:

(1) OWNER LARRY JOHNSON Before: 1 After: 1 this Construction

(1) ADDRESS 2531 Blichman NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 257-9294 Before: 1 After: 1 this Construction

(2) APPLICANT LGD Construction USE OF EXISTING BUILDINGS S/F

(2) ADDRESS 2315 HALL AVE DESCRIPTION OF WORK & INTENDED USE REMODEL / S/F

(2) TELEPHONE 243-6471 TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) REMODEL

**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-4 Maximum coverage of lot by structures 35%

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO    

or 45 from center of ROW, whichever is greater Parking Req'mt 2

Side 7 from PL, Rear 30' from PL Special Conditions Do remain Single Family Home

Maximum Height 32 CENSUS 10 TRAFFIC 17 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 [Signature] Date 12-6-99

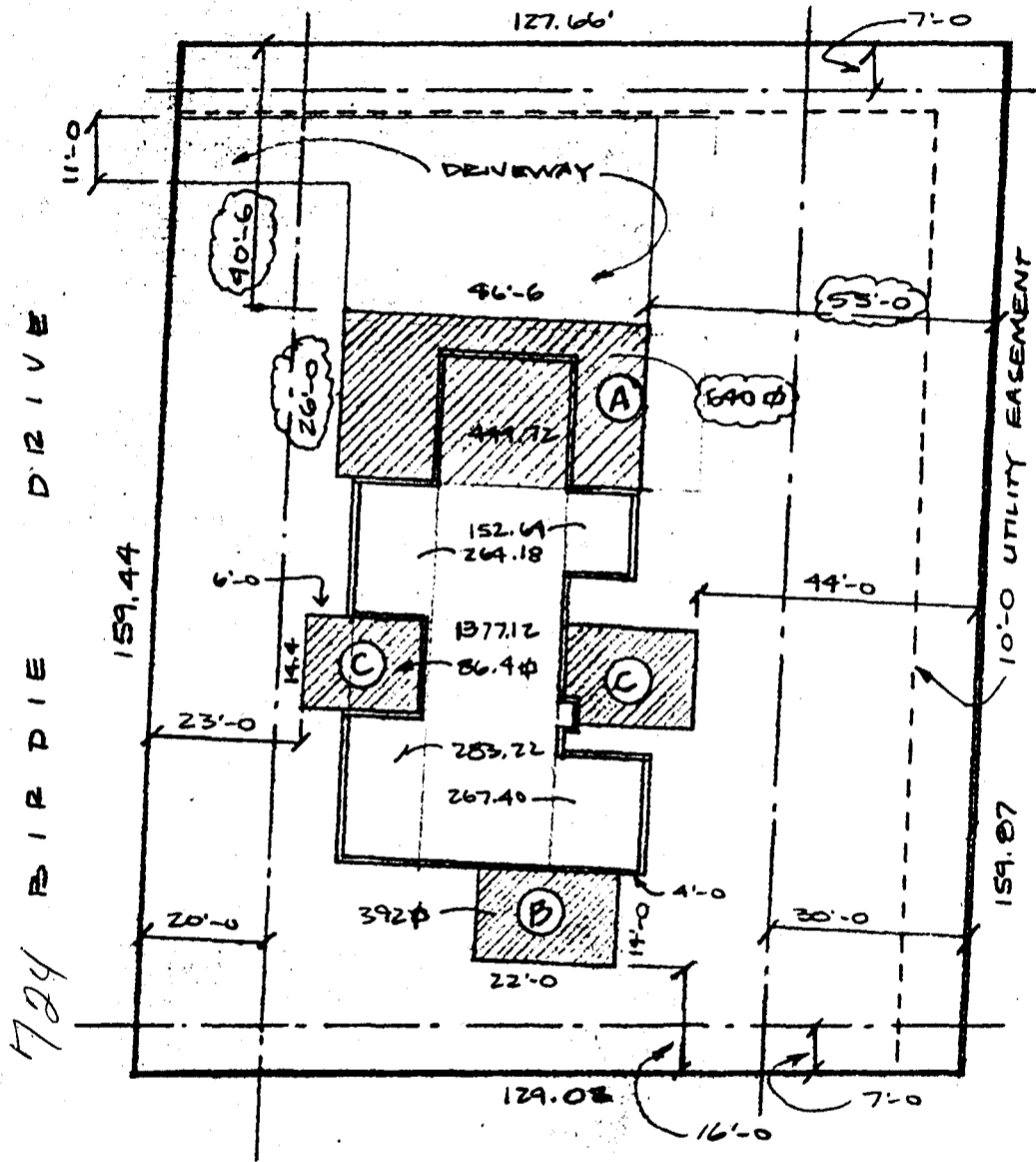
Department Approval [Signature] Date 12/10/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing acct</u>
Utility Accounting <u>[Signature]</u>		Date <u>12/10/99</u>	<u>14160-8853</u>

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 *W. Blake* *12/10*  
 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.



12/7/99  
 EXISTING DRIVE O.K.  
*Vm/m*

- (A) PROPOSED GARAGE ADDITION
- (B) PROPOSED ADDITION TO BEDROOM WING
- (C) PROPOSED ENTRY / PORCH ADDITION