

FEE \$	10.00
TCP \$	NA
SIF \$	NA



BLDG PERMIT NO. none under 100 sq ft

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

BLDG ADDRESS 2687 CARIBBEAN TAX SCHEDULE NO. 2701-264-15-002
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S) ADDITION 120
 FILING BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 2250
 (1) OWNER CARL BOWERS NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2687 CARIBBEAN
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT CARL BOWERS USE OF EXISTING BLDGS NONE
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: STORAGE
 (2) TELEPHONE SAME

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 _____
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 3' from PL Rear 10' from PL *Accessory* Special Conditions _____
 Maximum Height _____ CENSUS 16 TRAFFIC 13 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 5/21/99
 Department Approval [Signature] Date 5/21/99

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

Utility Accounting [Signature] Date 5/21/99

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)

City Community Development
Muller & Muller
5/21/97

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