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| FEE \$ | 10 |
| TCP \$ | — |
| SIF \$ | — |



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| BLDG PERMIT NO. | 68892 |
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WA

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

BLDG ADDRESS 2686 Carol Place TAX SCHEDULE NO. 2701-354-26-010

SUBDIVISION Bella Vista SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x30

FILING BLK — LOT 10A SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Howard Perry NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2686 Carol Place NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 245-7548

(2) APPLICANT T.P. Acoustic (Mike Keller) USE OF EXISTING BLDGS Home

(2) ADDRESS 371 Bonny St DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 970 245 9740 enclosing existing patio

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-2 Maximum coverage of lot by structures —

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater

Special Conditions _____

Side 15' from PL Rear 30' from PL

Maximum Height —

CENSUS 10 TRAFFIC 17 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 2-26-99

Department Approval Ronnie Edwards Date 2-26-99

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

Utility Accounting [Signature] Date 2/26/99

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)

Tomme 2/26/99

1" = 50'

enclosing existing
patio

