

FEE \$	Pd w/VE-1999-137
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 73020



Your Bridge to a Better Community

10712-6639

BLDG ADDRESS 559 COURT RD SQ. FT. OF PROPOSED BLDGS/ADDITION 1440 ^{SQFT}

TAX SCHEDULE NO. Z-943-012-07-01 SQ. FT. OF EXISTING BLDGS ~~HOUSE~~ 1700

SUBDIVISION CINDY ANN TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1440~~ 3140

FILING _____ BLK 2 LOT 88 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER ROBERT LEVERING NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 559 COURT RD USE OF EXISTING BUILDINGS House

(1) TELEPHONE 243-6977 DESCRIPTION OF WORK & INTENDED USE New Garage

(2) APPLICANT SAME TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) GARAGE

(2) ADDRESS _____

(2) TELEPHONE _____

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-8 Maximum coverage of lot by structures _____

SETBACKS: Front 45' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 3' from PL Parking Req'mt PART

Maximum Height 32' Special Conditions VE-1999-137 vacated a portion of the utility easement of record.

CENSUS _____ TRAFFIC _____ 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 Robert Levering Date 11-23-99

Department Approval [Signature] Date 11/23/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO change in use</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>11/23/99</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)

FENCE

ACCEPTED *Alisa Dragon* 11/23
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.

NEW GARAGE
FLAT ROOF
TO ADD ABOVE
LATER - IF (?)
1440 SQ. FT.
MODIFIED RUBBER
16" B.C.F. (#1)

#1 HEMLOCK = 4x8
DOOR HEIGHT 8'
3 DOORS

TEAR DOWN
EXISTING
GARAGE

EXISTING HOUSE

EXISTING
REBAR
LEAVE EXISTING CONCRETE
TIE IN 4" WITH 1/2" #11

#1
11x8 DOOR

#2
11x8 DOOR

12' 12' 24'
24'

36'

DRIVEWAY

28'

COURT RD E

LOT (S)

N

LOT

75'

