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BLDG PERMIT NO. 68717

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

4

BLDG ADDRESS 635 W. Mesa TAX SCHEDULE NO. 2945-104-06-004

SUBDIVISION Westlake Park Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x20

FILING/BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) 50' x 70' approx

(1) OWNER Anton E. Christoff NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 635 West Mesa

(1) TELEPHONE 970-241-8380 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS Home

(2) ADDRESS 11 DESCRIPTION OF WORK AND INTENDED USE:
one existing shed to be torn down -
new storage bldg.

(2) TELEPHONE 11

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 _____

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

Side 3' from PL Rear 3' from PL Special Conditions _____

Maximum Height to leave CENSUS 4 TRAFFIC 10 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 Anton E. Christoff Date Feb 16, 1999

Department Approval Ronnie Edwards Date 2/16/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 6324-3919 TR 88586

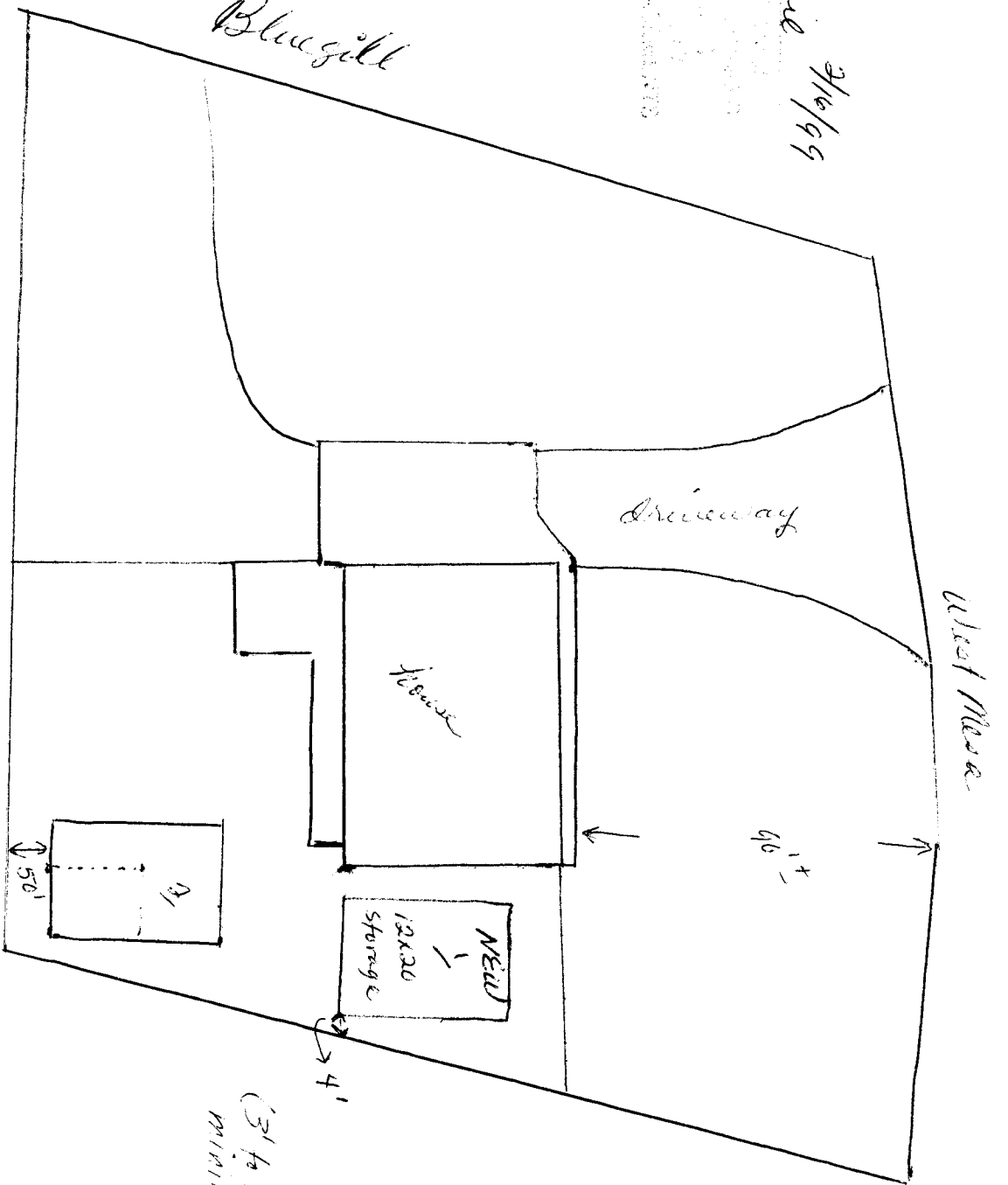
Utility Accounting Richardson Date 2-16-99

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)

Some 3/16/99

Bluegill



SCALE 1" = 20'

(3' to center minimum)