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| FEE \$ | 10.00 |
| TCP \$ | — |
| SIF \$ | — |



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| BLDG PERMIT NO. | 69366 |
|-----------------|-------|

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

BLDG ADDRESS 287 Mtn View St TAX SCHEDULE NO. 2945-251-01-010
 SUBDIVISION Hillemans Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1541
 FILING BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) 1000^{sq}
 (1) OWNER C. E. EDWARDS NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 287 Mountain View St.
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 243-0962 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT George B. Pettis USE OF EXISTING BLDGS HOUSE
 (2) ADDRESS 2642 Cottonwood Dr. DESCRIPTION OF WORK AND INTENDED USE: 2ND BATH
Room
 (2) TELEPHONE 245-0160

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 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL, Rear 15' from PL
 Maximum Height 32'
 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 [Signature] Date April 14, 1999

Department Approval _____ Date _____

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

Utility Accounting [Signature] Date 4-14-99

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)

287 North Vand St Feet 75

ACCEPTED
ALL CHANGES
AND PROPERTY LINES.
APR 4-14-99

