

FEE \$	10 <sup>-</sup>
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 72042

EX

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

BLDG ADDRESS 282 1/2 MOUNTAIN VIEW TAX SCHEDULE NO. 2945-251-00-034

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x20 open carport

FILING BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 1100 sq ft.

(1) OWNER ROSEMARY J. WHITE NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 282 1/2 MOUNTAIN VIEW

(1) TELEPHONE 970-243-0515 NO. OF BLDGS ON PARCEL  
BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT OWNER USE OF EXISTING BLDGS home garage

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: add

(2) TELEPHONE \_\_\_\_\_ carport (metal pre fab)

**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 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or 45' from center of ROW, whichever is greater

Side 3' from PL to easement Rear 3' from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_ CENSUS 13 TRAFFIC 80 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 Rosemary J White Date 9-3-99

Department Approval Bonnie Edwards Date 9-3-99

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

Utility Accounting Dabi Overholt Date 9/3/99

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)

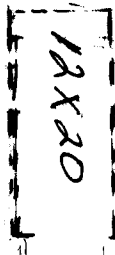
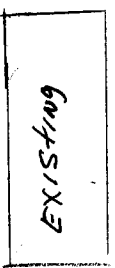
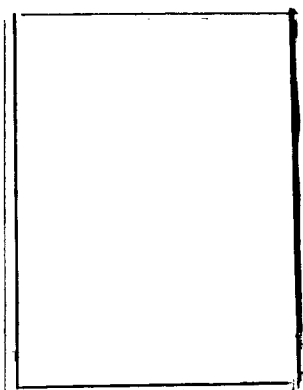
RSF 8

100'

ACCEPTED *Bonnie* 9/3/99  
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.

168'

DRIVEWAY



DRIVEWAY

44'

45'

20' PROPERTY LINE

CENTER OF RIGHT OF WAY

282 1/2 Mt. View