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BLDG PERMIT NO. 69493

(Handwritten initials)

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

BLDG ADDRESS <u>707 Niblic dr</u>	TAX SCHEDULE NO. <u>2701-364-05-005</u>
SUBDIVISION <u>Pardee Nts</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>480</u>
FILING BLK <u>5</u> LOT <u>6</u>	SQ. FT. OF EXISTING BLDG(S) <u>3000 ±</u>
(1) OWNER <u>Allene Newman</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>707 Niblic Dr.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243-3447</u>	USE OF EXISTING BLDGS <u>Residents</u>
(2) APPLICANT <u>Jim Mullis</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>patio</u>
(2) ADDRESS <u>5228 2208 Mudgett</u>	<u>(covered)</u>
(2) TELEPHONE <u>243-5184</u>	

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 <u>RSF-5</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>6'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS <u>10</u> TRAFFIC <u>21</u> 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).

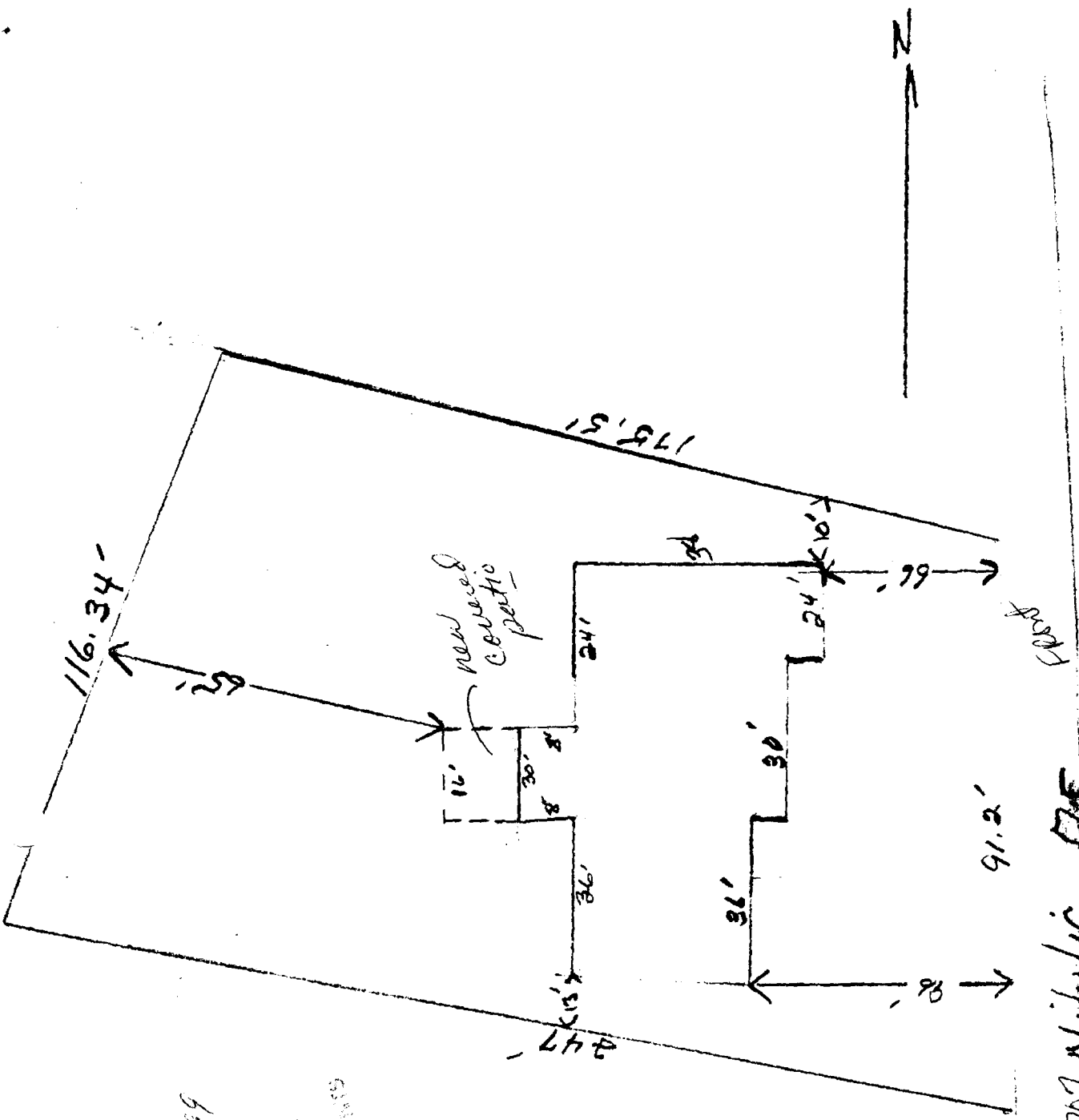
Applicant Signature <u>Jim Mullis</u>	Date <u>4-9-99</u>
Department Approval <u>Bonnie Edwards</u>	Date <u>4-9-99</u>

— Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 14682-7211 + R 89296

Utility Accounting <u>Checkbook</u>	Date <u>4-9-99</u>
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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)



4/9/99
 Ronni

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