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BLDG PERMIT NO.	68644
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

9

BLDG ADDRESS 3001 Noethridge Dr. TAX SCHEDULE NO. 2C145 023 . 23 . 002

SUBDIVISION North Bluff SQ. FT. OF PROPOSED BLDG(S)/ADDITION 500⁺

FILING BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) 2,200 - shed - 100

(1) OWNER Tom & Cecilia Thompson NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3001 Noethridge Dr. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 243-5076

(2) APPLICANT Tom Thompson USE OF EXISTING BLDGS Home

(2) ADDRESS Same as above DESCRIPTION OF WORK AND INTENDED USE: Decks
& Finish Basement

(2) TELEPHONE Same

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 HSF-4 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____

Side 7' from PL Rear 30' from PL
 Maximum Height 32'

CENSUS 10 TRAFFIC 20 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 Tom Thompson Date 2/2/99

Department Approval [Signature] Date 2-9-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3107-81/11 72955 30

Utility Accounting [Signature] Date 2-9-99

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)

