

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	292 ⁻



BLDG PERMIT NO. 70672

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

BLDG ADDRESS 373 S. Redlands Rd. 44 TAX SCHEDULE NO. 2945-222-11-004

SUBDIVISION Little Rock Mini SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1468

FILING BLK 11 LOT 4 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Alvin L. Landis NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS P.O. Box 4388 G.J. Co.

(1) TELEPHONE 970-245-3559 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Alvin L. Landis USE OF EXISTING BLDGS 0

(2) ADDRESS P.O. Box 4388 G.J. Co. DESCRIPTION OF WORK AND INTENDED USE: new Home

(2) TELEPHONE 970-245-3559

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-4 Maximum coverage of lot by structures 35%

SETBACKS: Front 22' (due to easement) from property line (PL)
 or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 7' from PL Rear 30' from PL Special Conditions _____

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 June 7, 1999

Department Approval [Signature] Date JUNE 10, 1999

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 12311

Utility Accounting [Signature] Date 6/10/99

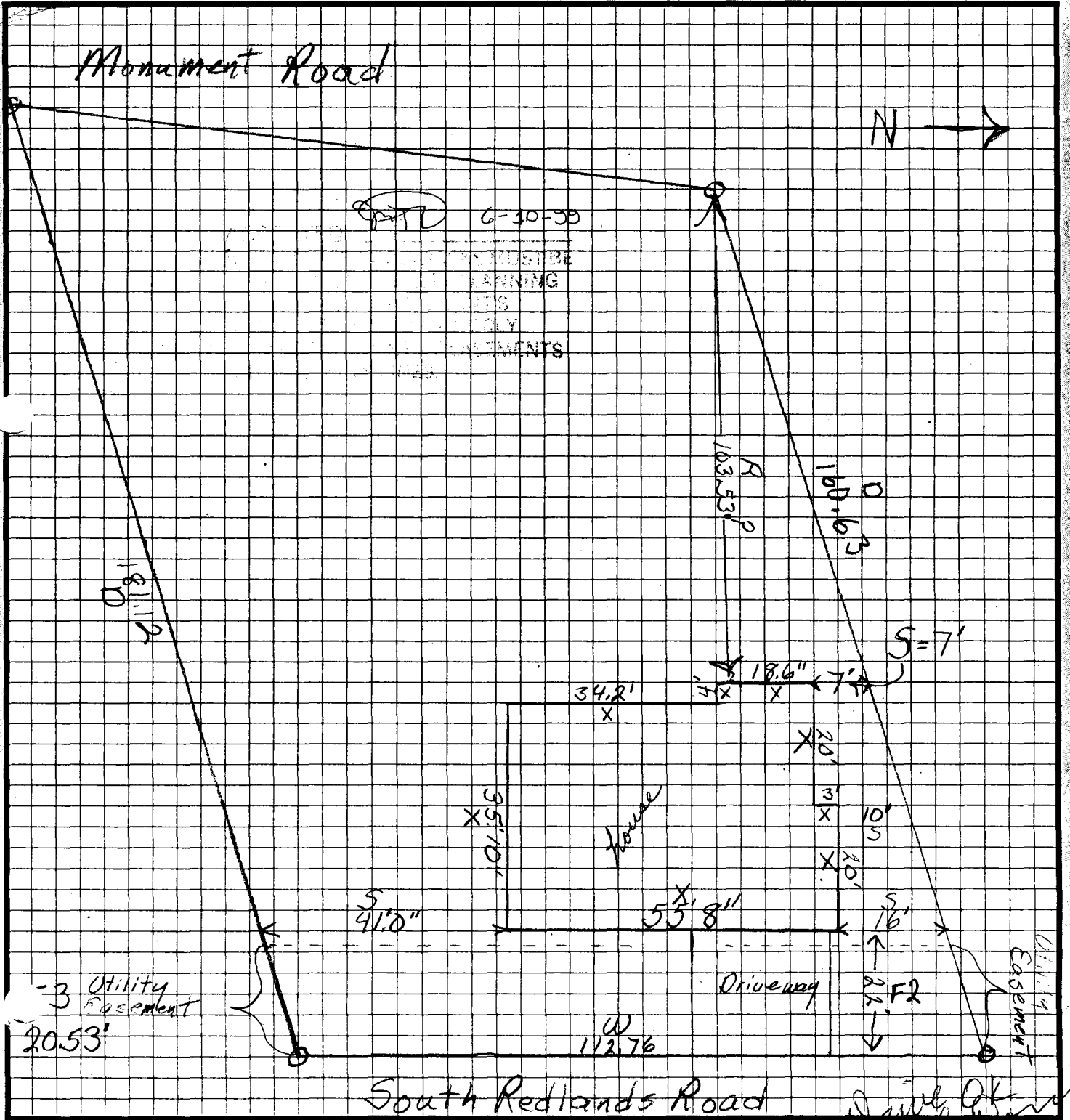
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1 - An outline of the PROPERTY LINES with dimensions.
- 2 - An outline of the PROPOSED STRUCTURE with its dimensions.
- 3 - The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4 - All EASEMENTS or RIGHTS - OF - WAY on the property
- 5 - All other STRUCTURES on the property.
- 6 - All STREETS and ALLEYS adjacent to the property and street names.
- 7 - All existing and proposed DRIVEWAYS.
- 8 - An arrow indicating North.

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.



Done with OK
Tuck 6-8-99