

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. <u>Under 120 ft</u>
-------------------------------------

**PLANNING CLEARANCE**

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

9

BLDG ADDRESS <u>2464 FEARING FORT</u>	TAX SCHEDULE NO. <u>2701-334-29.001</u>
SUBDIVISION <u>NORTH VALLEY</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>120</u>
FILING BLK <u>4</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u>1841</u>
(1) OWNER <u>John M. ALLEN</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2464 FEARING FORT</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-4623</u>	USE OF EXISTING BLDGS <u>0</u>
(2) APPLICANT <u>Dame</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>LAWN MOWER-SEWER STORAGE</u>
(2) ADDRESS _____	
(2) TELEPHONE _____	

**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>PR-3.8</u>	Maximum coverage of lot by structures <u>—</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>—</u> from center of ROW, whichever is greater	Parking Req'mt <u>—</u>
Side <u>5'</u> from PL Rear <u>20'</u> from PL	Special Conditions <u>—</u>
Maximum Height _____	CENSUS <u>9</u> TRAFFIC <u>4</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).

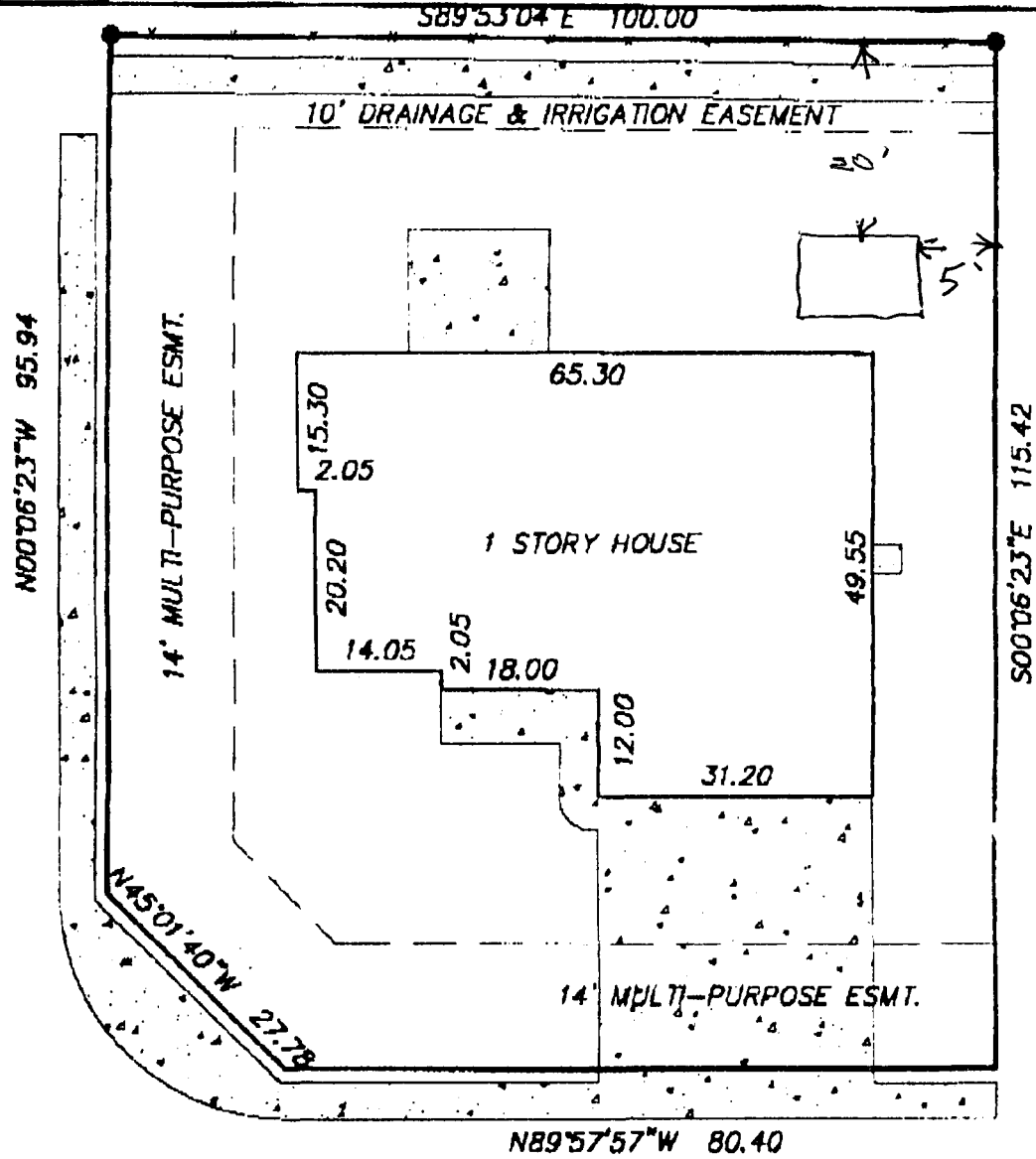
Applicant Signature <u>John M. Allen</u>	Date <u>6-5-99</u>
Department Approval <u>[Signature]</u>	Date <u>10-3-99</u>

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

Utility Accounting <u>N/A</u>	Date _____
-------------------------------	------------

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)



**LEGEND & NOTES**

- FOUND SURVEY MONUMENTS SET BY OTHERS

**DESCRIPTION**

LOT 1 IN BLOCK 4 OF NORTH VALLEY SUBDIVISION

ACCEPTED *XV 6399*  
 AND CORRECTED TO BE  
 ACCURATE IN ALL RESPECTS  
 INCLUDING  
 LOCATING AND IDENTIFYING EASEMENTS  
 AND PROPERTY LINES.