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BLDG PERMIT NO.	70415
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

68-016

BLDG ADDRESS <u>637 Silver Oak Dr.</u>	TAX SCHEDULE NO. <u>2A45-034-51-00</u>
SUBDIVISION <u>Jeff Valley</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>192 sq ft.</u>
FILING BLK <u>3</u> LOT <u>8</u>	SQ. FT. OF EXISTING BLDG(S) <u>1915 - (house)</u>
(1) OWNER <u>James Sutton</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>637 Silver Oak Dr.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>257-7771</u>	USE OF EXISTING BLDGS <u>home</u>
(2) APPLICANT <u>James Sutton</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>utility</u>
(2) ADDRESS <u>637 Silver Oak Dr.</u>	
(2) TELEPHONE <u>257-7771</u>	<u>shed</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>PR-2.9</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>3'</u> from PL Rear <u>10'</u> from PL	Special Conditions _____
Maximum Height _____	CENSUS <u>10</u> TRAFFIC <u>19</u> 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 <u>James C. Sutton</u>	Date <u>6-2-99</u>
Department Approval <u>X. Valdez</u>	Date <u>6-2-99</u>

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

Utility Accounting N/A 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)

wood cedar fence

ACCEPTED *XV 62-99*
I HAVE REVIEWED THE ABOVE MAP AND
HEREBY CERTIFY THAT THE INFORMATION
HEREON IS TRUE AND CORRECT AND I
ASSUME NO LIABILITY FOR ANY
MISTAKES OR OMISSIONS. I WILL BE
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

