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| FEE \$ | 10 |
| TCP \$ | - |
| SIF \$ | - |

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

BLDG PERMIT NO. 73123



Your Bridge to a Better Community

BLDG ADDRESS 644 SILVER OAK DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 144

TAX SCHEDULE NO. 2945-034-69-013 SQ. FT. OF EXISTING BLDGS 1850

SUBDIVISION FALL VALLEY TOTAL SQ. FT. OF EXISTING & PROPOSED 1944

FILING 3 BLK 5 LOT 4 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER RICHARD, DEBORAH & BERNADETTE KNOTT NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 644 SILVER OAK DR. USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 242-1056 DESCRIPTION OF WORK & INTENDED USE Storage Shed

(2) APPLICANT RICHARD KNOTT TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)

(2) ADDRESS 644 SILVER OAK DR. _____ Manufactured Home (HUD)

(2) TELEPHONE 242-1056 _____ Other (please specify) _____

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 PR 2.9 Maximum coverage of lot by structures _____

SETBACKS: Front N/A from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 10' from PL Parking Req'mt _____
for accessory bldgs. only

Maximum Height N/A Special Conditions _____

CENSUS 10 TRAFFIC 19 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 Richard Knott Date Dec. 3, 1999

Department Approval Donnie Edwards Date 12-3-99

| | | | |
|--|-----|-------------|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. |
|--|-----|-------------|---------|

| | |
|--------------------------------------|---------------------|
| Utility Accounting <u>T. Bensley</u> | Date <u>12/3/99</u> |
|--------------------------------------|---------------------|

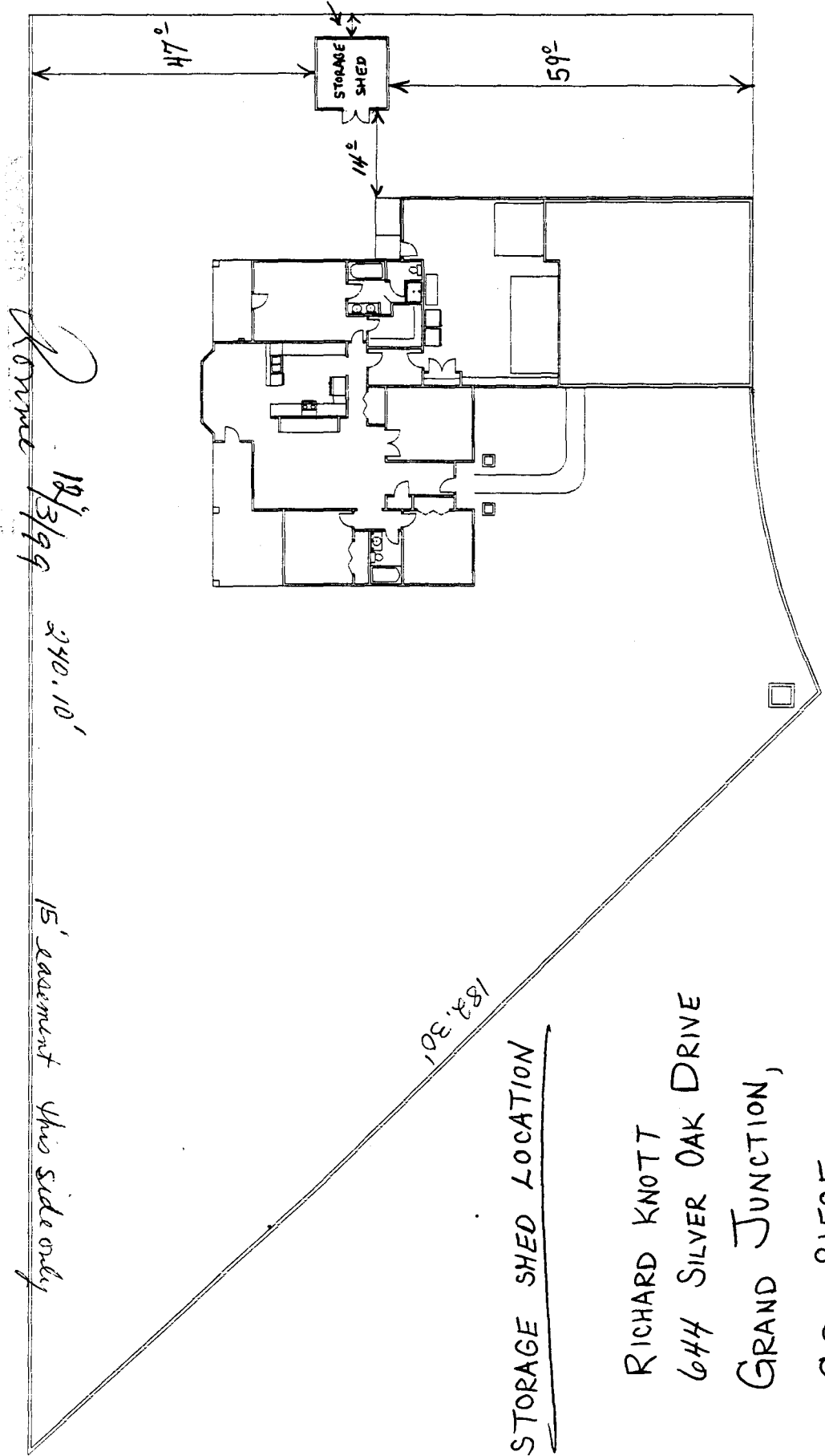
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

0.03970" = 1'

1/1

CLEARANCES



Street

N

STORAGE SHED LOCATION

RICHARD KNOTT
 644 SILVER OAK DRIVE
 GRAND JUNCTION,
 CO. 81505