

FEE \$	10.00
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 71655

99

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

BLDG ADDRESS 2712 Skyline Dr TAX SCHEDULE NO. 2701-362-20-006
 SUBDIVISION Skyline SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800
 FILING BLK _____ LOT 6 SQ. FT. OF EXISTING BLDG(S) 3000
 (1) OWNER Thomas E Johnston NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2712 Skyline Dr
 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (1) TELEPHONE 755 0036
 (2) APPLICANT Same USE OF EXISTING BLDGS House & GAR
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: GARAGE
 (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 PR-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL
 Maximum Height 32' CENSUS 16 TRAFFIC 15 ANNX# _____

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).

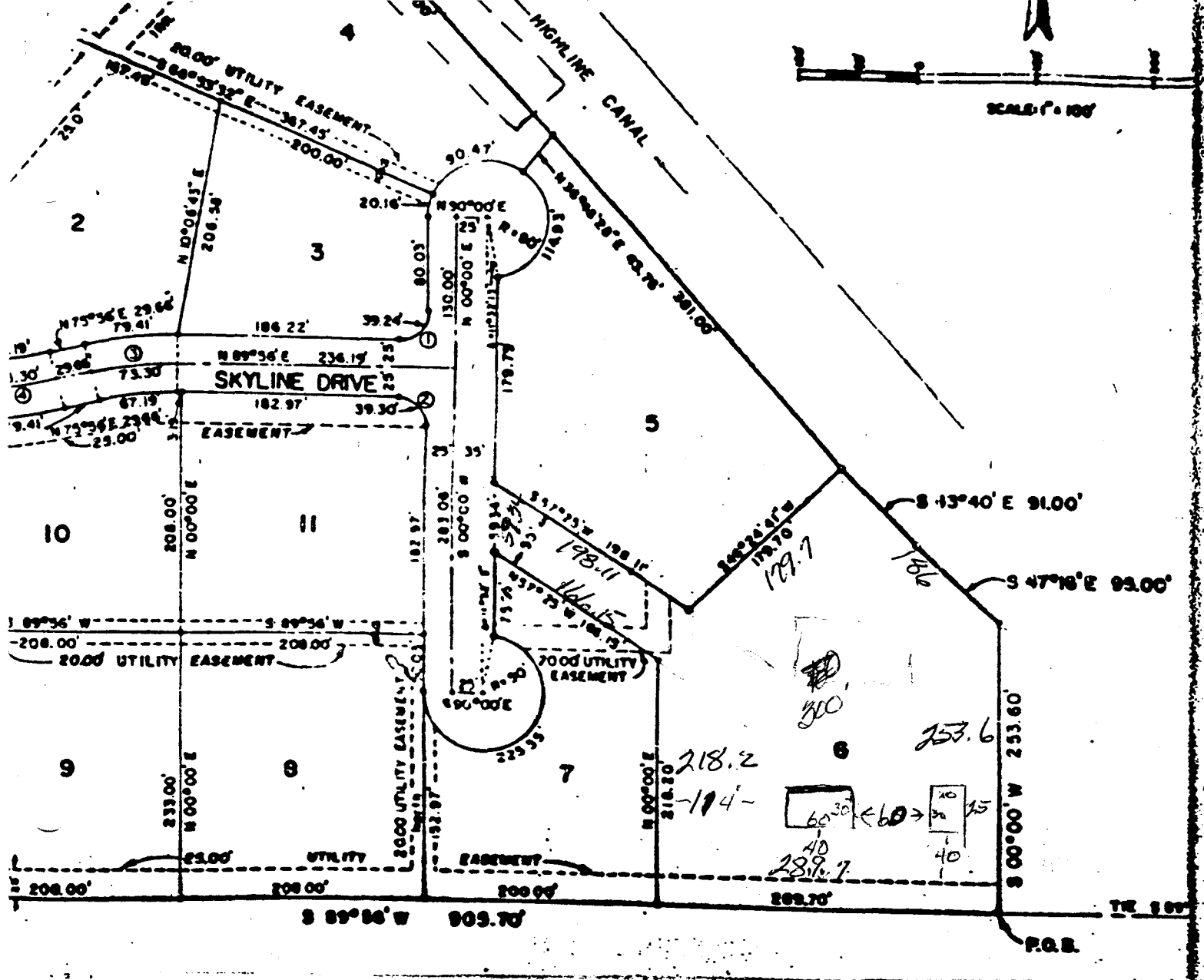
Applicant Signature Thomas E Johnston Date 8-18-99
 Department Approval Bill Nehl Date 8-18-99

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

Utility Accounting Adams Date 8-18-99

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)



Data and Deed Call Listing of File:

Tract 1 2.284 Acres 99488 Sq Feet: 9242.7 Sq Meters: Closure = +46.1058± 0.03 feet: Precision = 1/44891: Perimeter = 1551 ft

- 001=589.56W 289.7 ✓
- 002=N00.00E 218.2 ✓
- 003=N57.25W 166.15
- 004=N00.00E 59.34
- 005=S57.25E 198.11 ✓
- 006=N46.24E 179.7 ✓
- 007=S43.40E 91 -
- 008=S47.16E 95 -
- 009=S00.00W 253.6 ✓

Lot Sch 2701-362-20-006
Lot 6 Skyline Subdivision
2712 Skyline Dr. Bill Neth 8.18.95

ACCEPTED Bill Neth 8.18.95
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.