

FEE \$	10.5
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BLDG PERMIT NO.	69945
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EX

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 125 W Wellington Lane Ave TAX SCHEDULE NO. 2945-101-11-602

SUBDIVISION 1st Fruitridge 1st addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION 392

FILING BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) 1512

(1) OWNER Laura Olivieri NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 125 W Wellington NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-256-7514

(2) APPLICANT 3 m construction USE OF EXISTING BLDGS Single family

(2) ADDRESS 4216 Gold Rush dr Fruit 815-21 DESCRIPTION OF WORK AND INTENDED USE: Garage addition

(2) TELEPHONE 970 858 0368

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-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____

Side 5' from PL Rear 25' from PL
 Maximum Height 32'

CENSUS 4 TRAFFIC 10 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 [Signature] Date 4-26-99

Department Approval [Signature] Date 4-26-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3943-8110 TR 89509

Utility Accounting [Signature] Date 4-26-99

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)