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BLDG PERMIT NO. 68555

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



BLDG ADDRESS	<u>300 Zuni DR.</u>	TAX SCHEDULE NO.	<u>2945-244-07-001</u>
SUBDIVISION	<u>OPLinger SUB</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>448</u>
FILING BLK	<u>2</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S)	<u>1500 approx</u>
(1) OWNER	<u>Joe Waddell</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>300 Zuni DR.</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE	_____	USE OF EXISTING BLDGS	<u>House</u>
(2) APPLICANT	<u>Todd DeJoy</u>	DESCRIPTION OF WORK AND INTENDED USE:	_____
(2) ADDRESS	<u>1726 O Rd. Fruita</u>		
(2) TELEPHONE	<u>858-7740</u>		<u>16x28 Garage</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>RSF-3</u>	Maximum coverage of lot by structures	<u>45%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	_____
or	<u>50'</u> from center of ROW, whichever is greater	Special Conditions	<u>* unless there is an easement, must stay out of easement.</u>
Side	<u>3'</u> from PL	CENSUS	<u>3</u> TRAFFIC <u>100</u> ANNX# _____
Rear	<u>3'</u> from PL		
Maximum Height	<u>32'</u>		

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>Todd DeJoy</u>	Date	<u>2-3-99</u>
Department Approval	<u>X. Waddell</u>	Date	<u>2-3-99</u>

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO ✓ W/O No. 20248-12966 TR 88457

Utility Accounting	<u>Chick DeJoy</u>	Date	<u>2-3-99</u>
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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)

***In the Space Below Please Neatly Draw a Site Plan Showing the Following:***

1. An outline of the **property lines** with dimensions. .... [ ]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. .... [ ]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). .... [ ]
4. All **easements** and **rights-of-way** on the property. .... [ ]
5. All **other structures** on the property. .... [ ]
6. All **streets** adjacent to the property and street names .... [ ]
7. All existing and proposed **driveways**. .... [ ]
8. Location of existing and/or **proposed parking** and **number of spaces**. .... [ ]

***Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.***

