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TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 77274



Your Bridge to a Better Community

BLDG ADDRESS 508 224 SQ. FT. OF PROPOSED BLDGS/ADDITION 60'

TAX SCHEDULE NO. 2945-07324-002 SQ. FT. OF EXISTING BLDGS 2400

SUBDIVISION Krause TOTAL SQ. FT. OF EXISTING & PROPOSED 2406

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Kent Bank Krause NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 508 224 Rd. USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 261 2558 DESCRIPTION OF WORK & INTENDED USE New Porch

(2) APPLICANT Jim Mullis TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 9208 Mudgett G.J

(2) TELEPHONE 243-5184

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-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 30' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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).

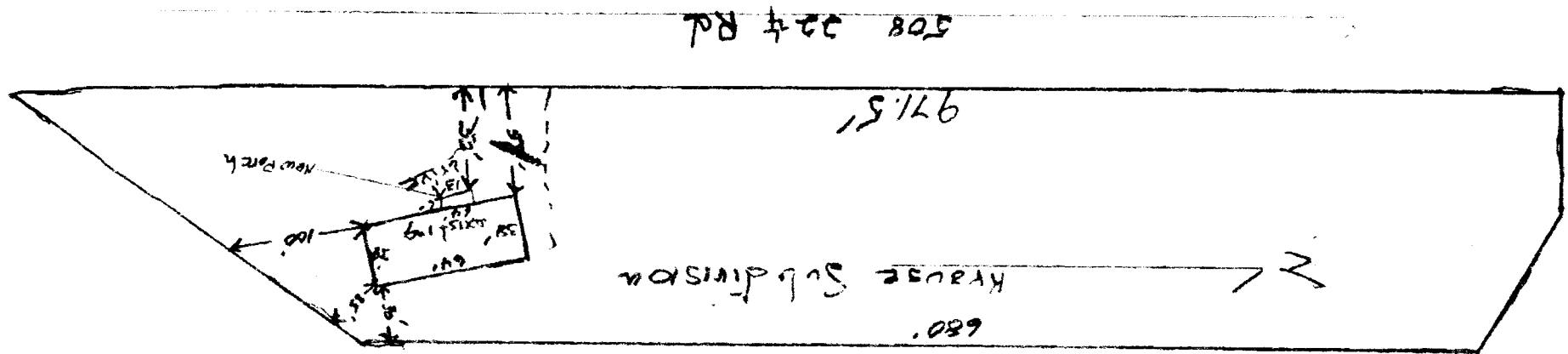
Applicant Signature Jim Mullis Date 10-17-00

Department Approval Santa Costello Date 10-17-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Wachy in use</u>
Utility Accounting	<u>Off Call</u>		Date <u>10/17/00</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)



ACCEPTED SLC 10/17/00
 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.