

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 73783

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

BLDG ADDRESS 703 24 3/4 RD TAX SCHEDULE NO. 2701-334-22-002

SUBDIVISION FAIR MINOR SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2 SQ. FT. OF EXISTING BLDG(S) 2295

(1) OWNER DON + JOYCE ANDERSON NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 703 24 3/4 RD NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 241-1755 USE OF EXISTING BLDGS 0

(2) APPLICANT DON ANDERSON DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) ADDRESS 703 24 3/4 RD CARHOLE / SHOP / PLUMBING

(2) TELEPHONE 241-1755

**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 25%

SETBACKS: Front 20 from property line (PL)  
or 15' from center of ROW, whichever is greater  
Side 3' from PL Rear 3' from PL

Parking Req'mt \_\_\_\_\_  
Special Conditions Storage / Studio / Limited  
plumbing - Single Family Accessory  
use only.

Maximum Height \_\_\_\_\_  
CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Don Anderson Date 2/2/00

Department Approval Nedie Aragon Date 2/2/00

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

Utility Accounting Robin Oerholt Date 2/2/00

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)

