

Single Family Remodel

FEE \$	10.00
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 74547

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 626 27 1/4 Rd. TAX SCHEDULE NO. 2945-013-00-044

SUBDIVISION none SQ. FT. OF PROPOSED BLDG(S)/ADDITION 285

FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) 1680 ±

(1) OWNER Bob Stokes NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 626 27 1/4 Rd

(1) TELEPHONE 243-1171 NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT Centennial Const. USE OF EXISTING BLDGS 2-sheds

(2) ADDRESS 1520 Parmigan Ct.N. DESCRIPTION OF WORK AND INTENDED USE: Additional space for existing rooms

(2) TELEPHONE 242-7198

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-4 Maximum coverage of lot by structures 35%

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

Side 7' from PL Rear 30' from PL Special Conditions no change in single family use.

Maximum Height 32' CENSUS 10 TRAFFIC 21 ANN# _____

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 Mark H. Blum Date 3-29-00

Department Approval Ronnie Edwards Date 3-30-00

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

Utility Accounting C. Beasley Date 3/30/00

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

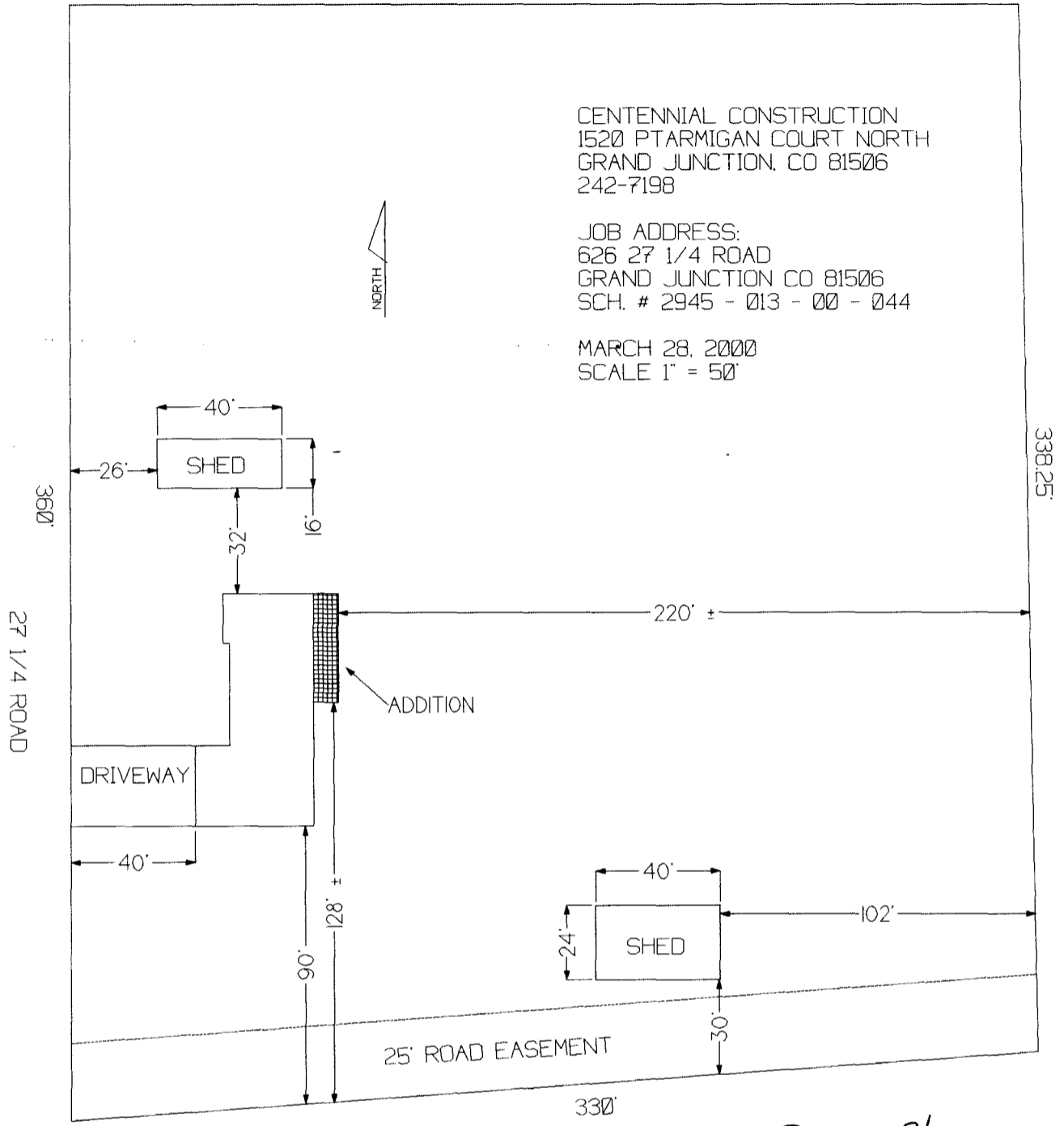
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

305'

CENTENNIAL CONSTRUCTION
1520 PTARMIGAN COURT NORTH
GRAND JUNCTION, CO 81506
242-7198

JOB ADDRESS:
626 27 1/4 ROAD
GRAND JUNCTION CO 81506
SCH. # 2945 - 013 - 00 - 044

MARCH 28, 2000
SCALE 1" = 50'



27 1/4 ROAD

360'

338.25'

ACCEPTED *Ronnie* 3/30/00
 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.

626 27 1/4 Rd.