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

BLDG PERMIT NO. 74637



Your Bridge to a Better Community

BLDG ADDRESS 608 28³/₄ Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 250⁰
 TAX SCHEDULE NO. 2943-064-00-072 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2150⁰
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER C. Fred + P. D. Pittenger NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 608 28³/₄ Rd. USE OF EXISTING BUILDINGS home
 (1) TELEPHONE 241-4916 DESCRIPTION OF WORK & INTENDED USE new addition
 (2) APPLICANT (same) TYPE OF HOME PROPOSED:
 (2) ADDRESS (same) Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ Other (please specify) _____

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 _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or 45' from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions no change in use
 CENSUS 10 TRAFFIC 22 ANNEX# _____

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 4/3/00
 Department Approval Ronnie Edwards Date 4-3-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>4/3/00</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
 AND SIGNED BY THE SURVEYOR
 APPROVED FOR THE RECORDING
 DEPARTMENT OF THE COUNTY
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

Lorne 4/3/00

LOT PLAN 608 28 3/4 RD

1" = 20'

