

FEE \$	10.00
TCP \$	_____
IF \$	_____

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

BLDG PERMIT NO. 75403



BK

Your Bridge to a Better Community

BLDG ADDRESS 555 BLUFF CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 768

TAX SCHEDULE NO. 2945-082-00-054 SQ. FT. OF EXISTING BLDGS 2000 ±

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2,768 ±

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

(1) OWNER HENRY DRAKE NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 555 BLUFF CT. USE OF EXISTING BUILDINGS RES.

(1) TELEPHONE 242-490 DESCRIPTION OF WORK & INTENDED USE NEW SHOP

(2) APPLICANT HENRY DRAKE TYPE OF HOME PROPOSED:
 (2) ADDRESS 555 BLUFF CT. 81003 Site Bldg Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 242-490
W: 241-4133

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 R5F-4 Maximum coverage of lot by structures _____

ACCESSORY SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 3 from PL, Rear 5 from PL Parking Req'mt N/A

Maximum Height _____ Special Conditions _____

CENSUS 1401 TRAFFIC 91 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 Henry D. Drake Date 5-30-00

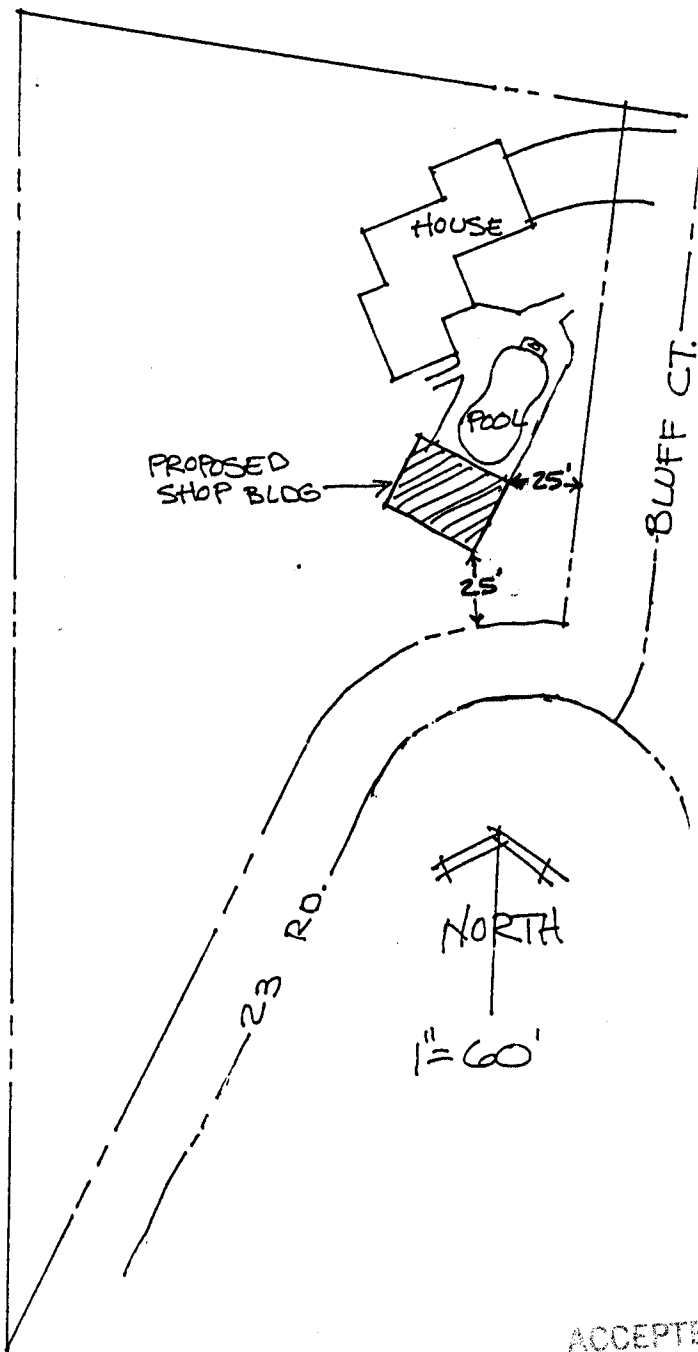
Department Approval Kristen L. Adkins Date 6/2/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>C. Bensley</u>	Date	<u>6/7/00</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)

555 BLUFF CT.
SHOP BLDG.



ACCEPTED *KVA 6/2/00*
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.