

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 75446



Your Bridge to a Better Community

BLDG ADDRESS 2618 H Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 112
 TAX SCHEDULE NO. 2701-263-00-013 SQ. FT. OF EXISTING BLDGS 2832
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2944
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: _____ this Construction
 (1) OWNER John C Colosimo NO. OF BUILDINGS ON PARCEL
 Before: 1 After: _____ this Construction
 (1) ADDRESS 2618 H. Rd. USE OF EXISTING BUILDINGS Residential
 (1) TELEPHONE 243-7959 DESCRIPTION OF WORK & INTENDED USE Larger Kitchen
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UDC)
 (2) TELEPHONE _____ _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

DATE
JUN 02 2000

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-1 Maximum coverage of lot by structures 2090
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 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 14 TRAFFIC 13 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).

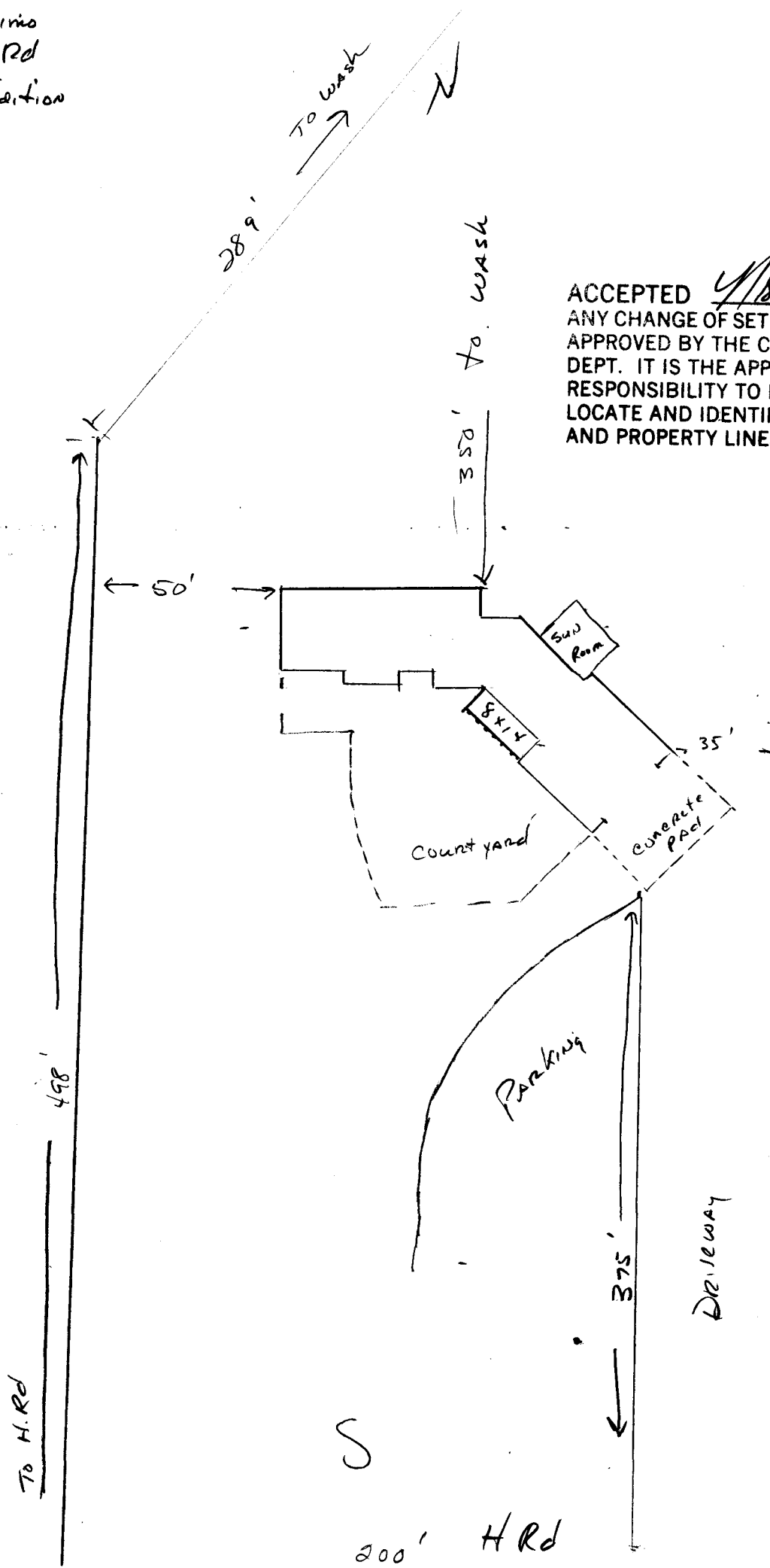
Applicant Signature John C Colosimo Date 6/2/00
 Department Approval Michele Magon Date 6/2/00

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>6/2/00</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)

John Colosimo
261-8 H. Rd
8x14' Addition



ACCEPTED *[Signature]* 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.