

FEE \$	10 <sup>00</sup>
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 75290



Your Bridge to a Better Community

BLDG ADDRESS 2719 H Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION —

TAX SCHEDULE NO. 2701-362-00-002 SQ. FT. OF EXISTING BLDGS 2100 #

SUBDIVISION none TOTAL SQ. FT. OF EXISTING & PROPOSED —

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

(1) OWNER Shirley # Chester Howard NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 2719 H Rd USE OF EXISTING BUILDINGS residence

(1) TELEPHONE 244-1670 DESCRIPTION OF WORK & INTENDED USE 8' pool fence

(2) APPLICANT Same TYPE OF HOME PROPOSED:  
 \_\_\_ Site Built \_\_\_ Manufactured Home (UBC)  
 \_\_\_ Manufactured Home (HUD)  
 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-1 ~~RSF-R~~ Maximum coverage of lot by structures —

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_ NO \_\_\_  
 or \_\_\_ from center of ROW, whichever is greater

Side 3' from PL, Rear 10' from PL Parking Req'mt —

Maximum Height as accessory structure Special Conditions —

CENSUS 16 TRAFFIC 15 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 Shirley Howard Date 4-28-00

Department Approval Connie Edwards Date 4-28-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting	<u>Debi Werholt</u>		Date <u>4/28/00</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)

aptains' visiting fence - 27194128

