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

BLDG PERMIT NO. 75062



Your Bridge to a Better Community

BLDG ADDRESS 2987 Mia Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 16x10
 TAX SCHEDULE NO. 2943-051-50.012 SQ. FT. OF EXISTING BLDGS 471400
 SUBDIVISION Breakwood TOTAL SQ. FT. OF EXISTING & PROPOSED 1560
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER Romana Watson?
 (1) ADDRESS 2987 Mia Dr.
 (1) TELEPHONE 242-2724 thru Fri. Sat after 4PM.
 (2) APPLICANT Carl Egbert
 (2) ADDRESS 2962 N Rowland Ave
 (2) TELEPHONE 241-4236

USE OF EXISTING BUILDINGS single family residential
 DESCRIPTION OF WORK & INTENDED USE patio cover
 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 PR 4.4 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO
 or 50' from center of ROW, whichever is greater
 Side 10' from PL, Rear 10' from PL Parking Reqmt _____
 Maximum Height 32' Special Conditions _____
 CENSUS 11 TRAFFIC 45 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 Carl Egbert Date 5-3-2000
 Department Approval Patricia P. H. Date 5-3-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>1600</u>	Date	<u>5/3/00</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)

217
6' UTILITY EASEMENT 63.00' 63.00' 01104
38.63' 63.00'

KIA DR.

ADJUSTED PER 53-00
PROPERTY EASEMENTS
AND PROPERTY LINES.

