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

BLDG PERMIT NO. 75221



Your Bridge to a Better Community

BLDG ADDRESS 655 LARKSPUR LN. SQ. FT. OF PROPOSED BLDGS/ADDITION 130

TAX SCHEDULE NO. 2945-022-11-002 SQ. FT. OF EXISTING BLDGS 3540

SUBDIVISION NORTHFIELD WEST MINOR TOTAL SQ. FT. OF EXISTING & PROPOSED 3670

FILING _____ BLK _____ LOT 3

(1) OWNER KERRY & JOY MURDOCK

(1) ADDRESS 655 LARKSPUR LN.

(1) TELEPHONE 244-9173

(2) APPLICANT JOE GAMBILL

(2) ADDRESS 517 28 1/2 Rd. #4E

(2) TELEPHONE 256-0657

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

USE OF EXISTING BUILDINGS RESIDENTIAL

DESCRIPTION OF WORK & INTENDED USE COVERED PATIO

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-2

Maximum coverage of lot by structures 30%

SETBACKS: Front 20 from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 15 from PL, Rear 30 from PL

Parking Req'mt N/A

Maximum Height 35

Special Conditions _____

CENSUS 10 TRAFFIC 20 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).

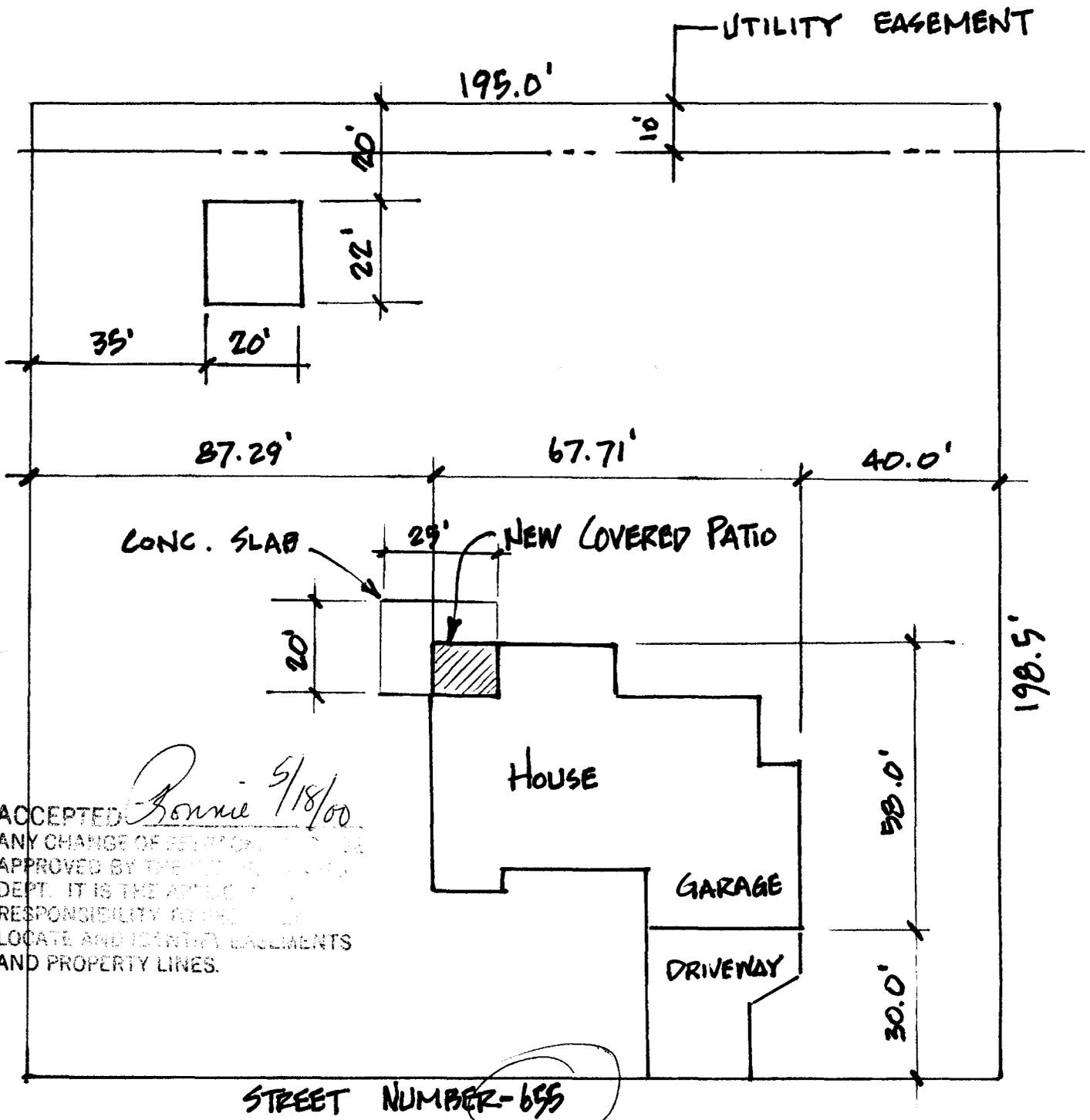
Applicant Signature Joe Gambill Date 5-18-00

Department Approval [Signature] Date 5/18/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>patio only</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5-18-00</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 *Bonnie 5/18/00*
 ANY CHANGE OF RESERVATION...
 APPROVED BY THE...
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO...
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

← LARKSPUR LN.

PLOT PLAN

LOT 3
 NORTHFIELD WEST
 MINOR SUB'D.