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

BLDG PERMIT NO. 710255



Your Bridge to a Better Community

BLDG ADDRESS 360 McFarland SQ. FT. OF PROPOSED BLDGS/ADDITION 168
 TAX SCHEDULE NO. 2945-112-22-011 SQ. FT. OF EXISTING BLDGS 1500
 SUBDIVISION McFarland Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1672
 FILING _____ BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Mary Wilson NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 360 McFarland USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 970-242-1711 DESCRIPTION OF WORK & INTENDED USE Sun Room
 (2) APPLICANT Krino Inc. TYPE OF HOME PROPOSED:
 (2) ADDRESS 414 Dressell Dr. Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-241-8356 _____ 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-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt _____
 Maximum Height 35' Special Conditions _____
 CENSUS 4 TRAFFIC 25 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).

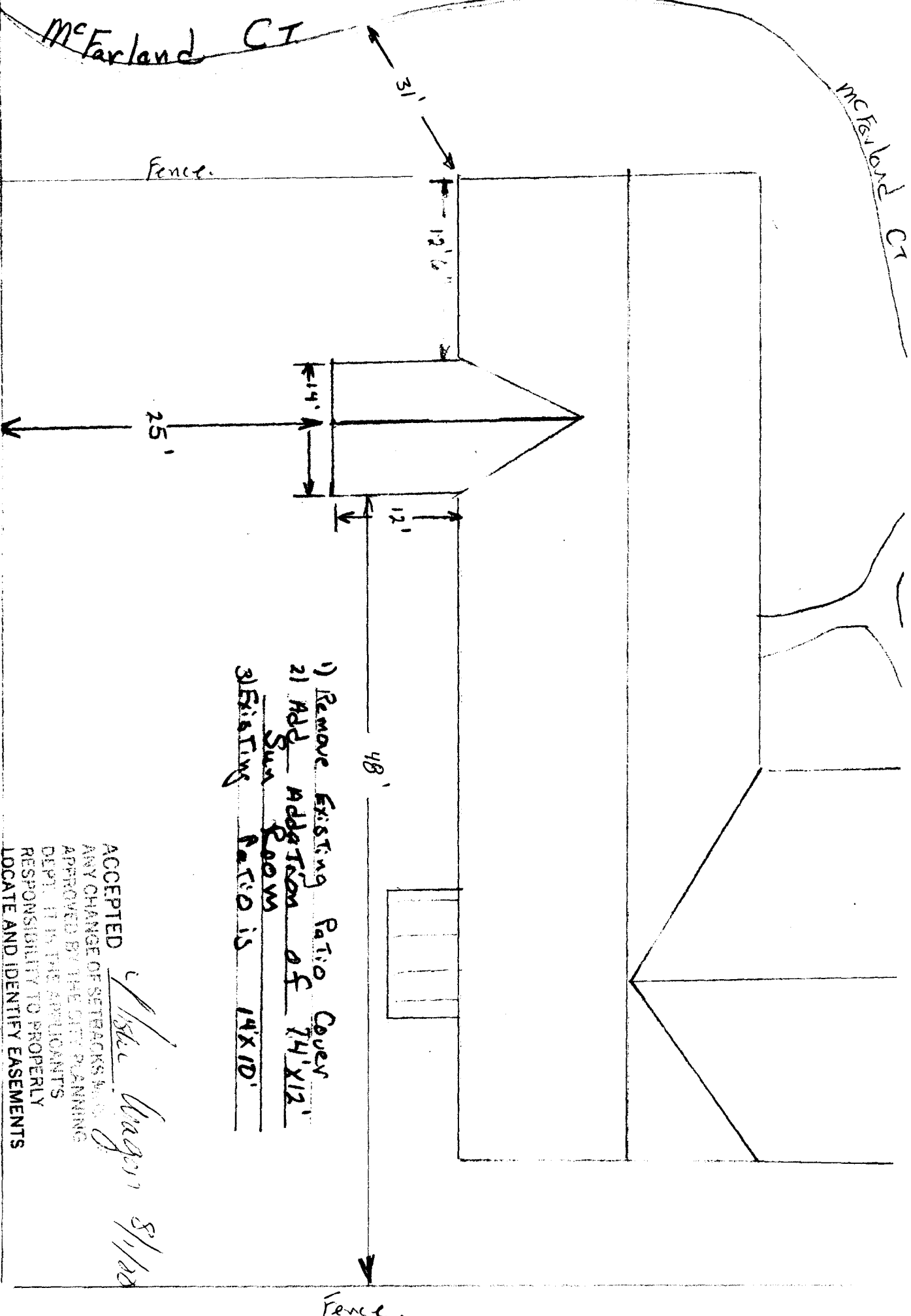
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Dave McSchney Date 7-26-00
 Department Approval Fiske Magu Date 8/1/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/NO chg in Use
Utility Accounting	<u>Marshall Cole</u>	Date	<u>8/1/00</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)



- 1) Remove Existing Patio Cover
- 2) Add Addition of 74'x12' Sun Room
- 3) Existing Patio is 14'x10'

ACCEPTED *Chloe Wagner 8/1/22*

ANY CHANGE OF SETBACKS AND/OR APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.