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## PLANNING CLEARANCE

BLDG PERMIT NO. 74829

(Single Family Residential and Accessory Structures)

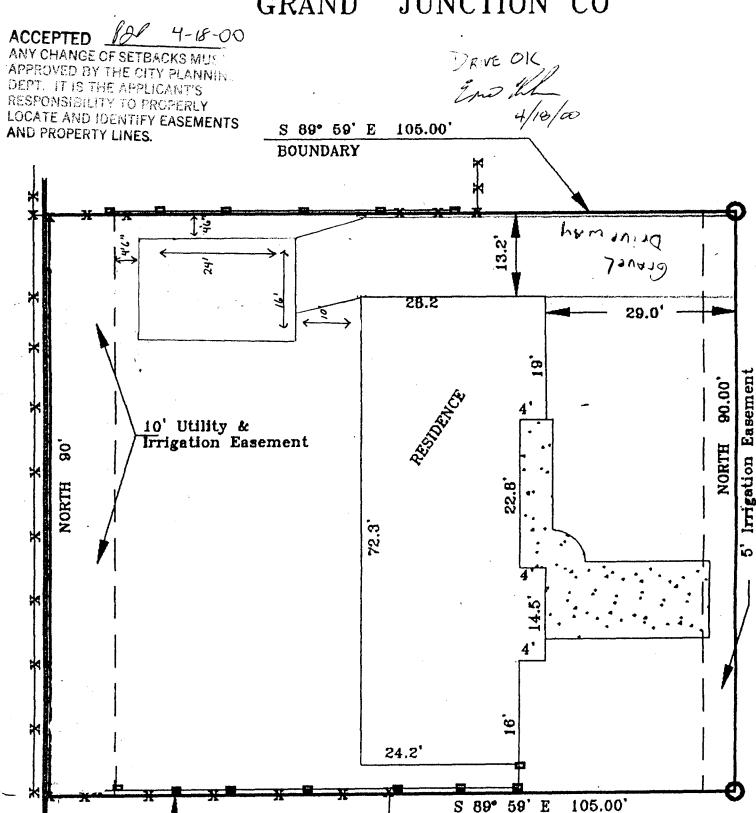
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 323 ZUNI Dr	SQ. FT. OF PROPOSED BLDGS/ADDITION	
TAX SCHEDULE NO. 2945 - 244-05 - 027	SQ. FT. OF EXISTING BLDGS	
SUBDIVISION	TOTAL SQ. FT. OF EXISTING & PROPOSED	
	NO. OF DWELLING UNITS: Before: After: this Construction NO. OF BUILDINGS ON PARCEL Before: After: this Construction  USE OF EXISTING BUILDINGS  DESCRIPTION OF WORK & INTENDED USE  TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify) AT AT AT AT AT AT A AT A AT A A	
property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.		
	OMMUNITY DEVELOPMENT DEPARTMENT STAFF ®	
ZONE RSF-8	Maximum coverage of lot by structures 4,000 औ,	
SETBACKS: Front from property line (PL) or 151 from center of ROW, whichever is greater  Side5 from PL, Rear15 from P  Maximum Height32		
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 Dimm MM	Date 4-18-00	
Department Approval Vat	Date 4-18-00	
Utility Accounting	YES NO WO No.  Date 4/19/00	
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)		
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Bruce W. Albright 323 ZUNI DRIVE GRAND JUNCTION CO



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