

FEE \$	10.00
TCP \$	0
SIF \$	0

34  
**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 74829



Your Bridge to a Better Community

BLDG ADDRESS 323 Zuni Dr SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2995-244-05-027 SQ. FT. OF EXISTING BLDGS 1883.66

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING Res BLK 3 LOT 3 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Bruce Albright NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

(1) ADDRESS 323 Zuni Dr USE OF EXISTING BUILDINGS Dwelling

(1) TELEPHONE 256-0750 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

(2) APPLICANT Bruce Albright TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) Garage

(2) ADDRESS 323 Zuni Dr

(2) TELEPHONE 256-0750

**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-8 Maximum coverage of lot by structures 4,000 sq. ft.

SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or 45' from center of ROW, whichever is greater Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 5' from PL, Rear 15' from PL Parking Req'mt No

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 13 TRAFFIC 80 ANNEX# \_\_\_\_\_

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 [Signature] Date 4-18-00

Department Approval [Signature] Date 4-18-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>[Signature]</u>	Date	<u>4/18/00</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)

Bruce W. Albright  
 323 ZUNI DRIVE  
 GRAND JUNCTION CO

ACCEPTED *BA* 4-18-00  
 ANY CHANGE OF SETBACKS MUST  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

DRIVE OK  
*Eric*  
 4/18/00

S 89° 59' E 105.00'  
 BOUNDARY

