

FEE \$	10.00
TCP \$	
SIF \$	



BLDG PERMIT NO.	78976
-----------------	-------

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS <u>4224 27 1/2 Rd.</u>	TAX SCHEDULE NO. <u>2445-011-46-031</u>
SUBDIVISION <u>Ptarmigan Estates</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>624</u>
FILING _____ BLK <u>1</u> LOT <u>11</u>	SQ. FT. OF EXISTING BLDG(S) <u>2039</u>
(1) OWNER <u>Keith & Jo A Koler</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>4224 27 1/2 Rd</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-9538</u>	USE OF EXISTING BLDGS <u>Single Family Res.</u>
(2) APPLICANT <u>James Palmer</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Addition of a master Bedroom, Bathroom, + closet for single family Res</u>
(2) ADDRESS <u>640 35 1/2 Rd</u>	
(2) TELEPHONE <u>464-0122</u>	

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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>10'</u> from PL Rear <u>15'</u> from PL	Special Conditions _____
Maximum Height _____	CENSUS <u>10</u> TRAFFIC <u>11</u> ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 <u>James H. Palmer</u>	Date <u>3/9/01</u>
Department Approval <u>Mishi Wagner</u>	Date <u>3/9/01</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. <u>No chg in use</u>	
Utility Accounting <u>Marshall Cole</u>	Date <u>3/9/01</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)

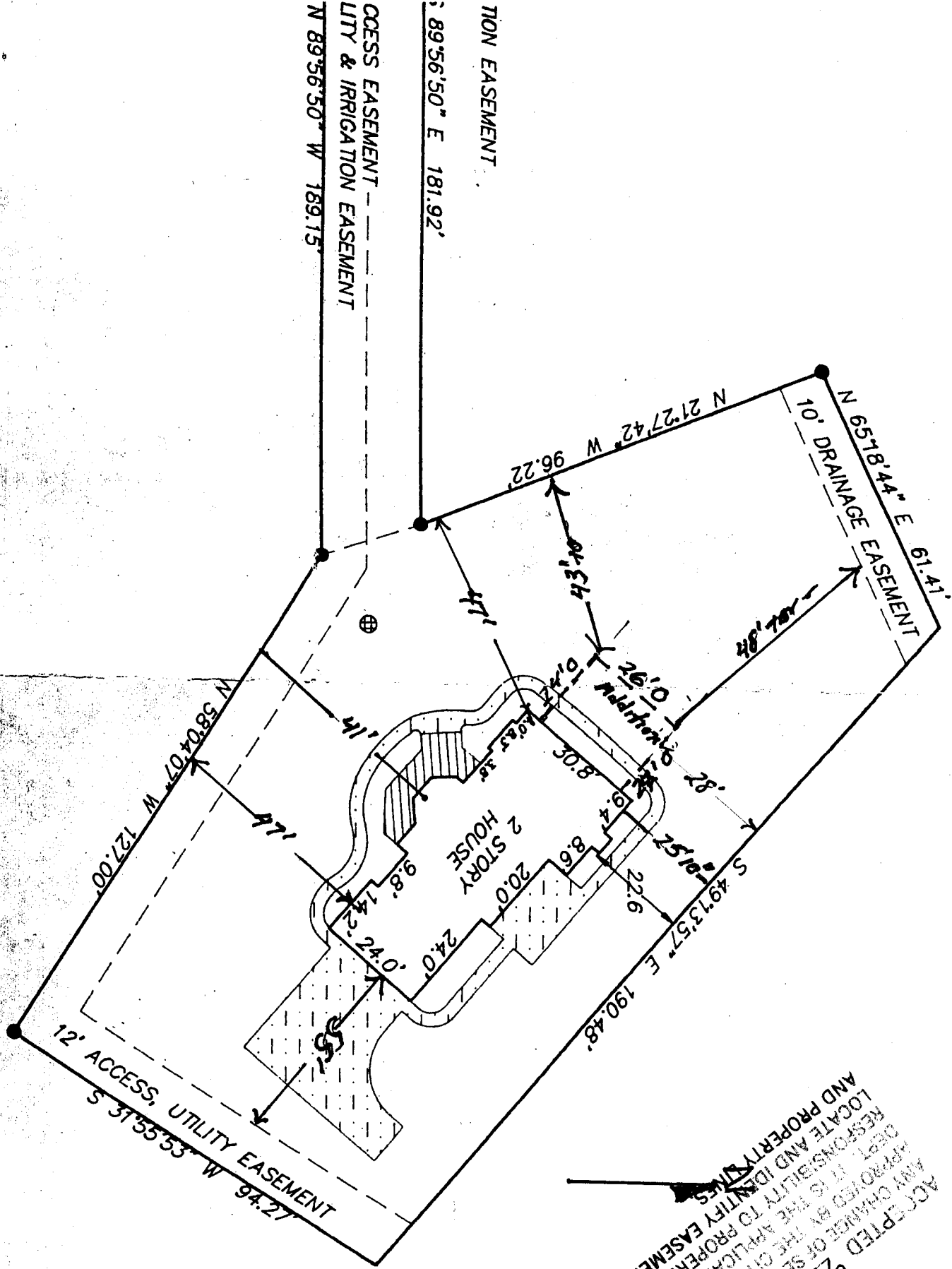
Description

Block 1, Lot 11, Farmington Estates

ACCEPTED
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

Miss [Signature]

3/9/01



TION EASEMENT

89° 56' 50" E 181.92'

ACCESS EASEMENT
UTILITY & IRRIGATION EASEMENT

N 89° 56' 50" W 169.15'