

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 79343



Your Bridge to a Better Community

35991-13020

BLDG ADDRESS 2774 1/2 Cheyenne Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 240

TAX SCHEDULE NO. 2945-244-24-006 SQ. FT. OF EXISTING BLDGS 2050

SUBDIVISION Wright TOTAL SQ. FT. OF EXISTING & PROPOSED 2290

FILING _____ BLK _____ LOT 6

NO. OF DWELLING UNITS:
 Before: 4 After: 1 this Construction

(1) OWNER Richard Stepanek

NO. OF BUILDINGS ON PARCEL
 Before: 4 After: 4 this Construction

(1) ADDRESS 2774 1/2 Cheyenne Dr.

USE OF EXISTING BUILDINGS residence

(1) TELEPHONE 970-263-4196

DESCRIPTION OF WORK & INTENDED USE deck

(2) APPLICANT Richard Stepanek

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2774 1/2 Cheyenne Dr.

(2) TELEPHONE 970-263-4196

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 RMF-5

Maximum coverage of lot by structures _____

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

Permanent Foundation Required: YES _____ NO X

Side 5' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 Richard Stepanek

Date 4/6/01

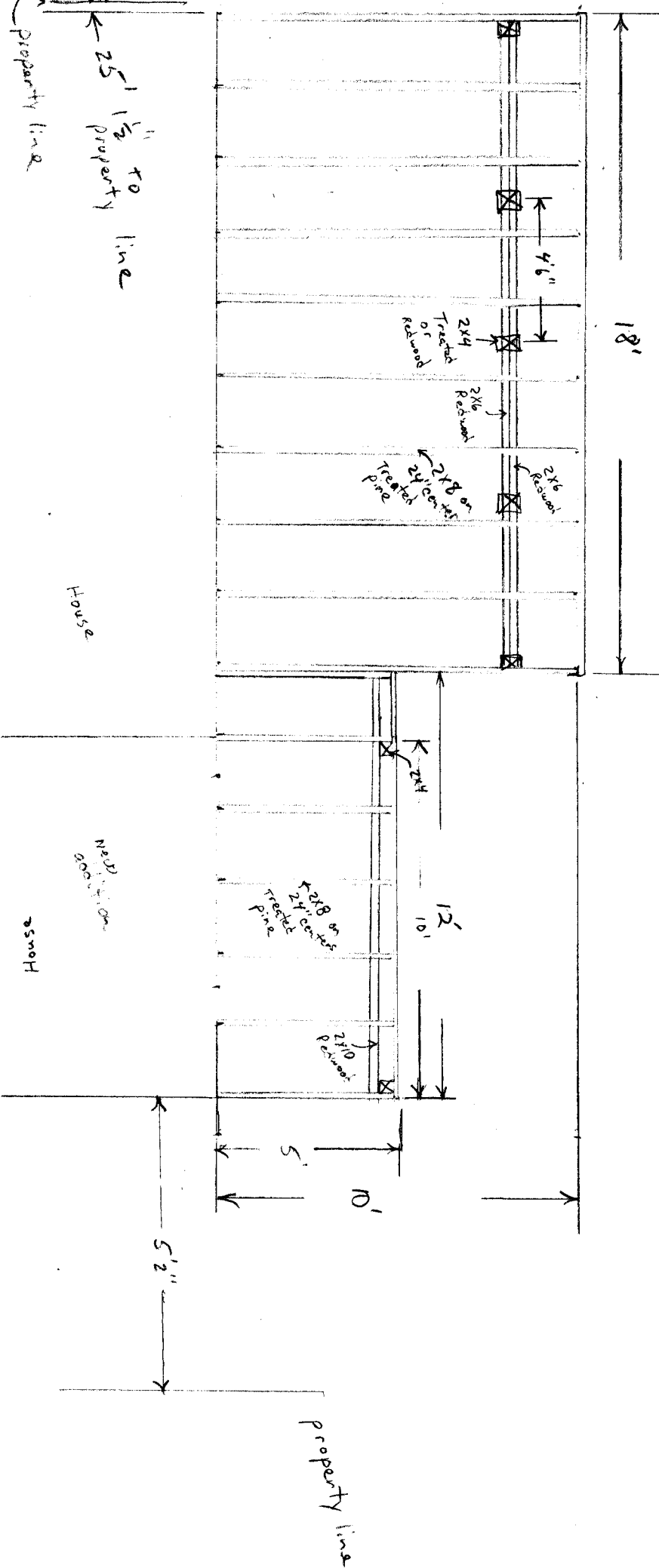
Department Approval Misha Dragon

Date 4/6/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Rothie Vanover</u>	Date	<u>4-6-01</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)



ACCEPTED
 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.

Maria Lopez
 1/12/21