

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

PLANNING CLEARANCE

BLDG PERMIT NO. 85014

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

Handwritten initials

BLDG ADDRESS 719 24 1/2 RD. SQ. FT. OF PROPOSED BLDGS/ADDITION 484

TAX SCHEDULE NO. 2701-333-02-002 SQ. FT. OF EXISTING BLDGS 2144

SUBDIVISION — TOTAL SQ. FT. OF EXISTING & PROPOSED 2828

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

(1) OWNER MICHAEL B. QUEALLY NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 719 24 1/2 RD. USE OF EXISTING BUILDINGS HOME

(1) TELEPHONE 243-3376 DESCRIPTION OF WORK & INTENDED USE DETACHED GARAGE

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

(2) ADDRESS _____
 (2) TELEPHONE _____

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 _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ ANN# _____

Stamp: MAY 1 2002 TB

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 Michael B. Queally Date 5-17-02

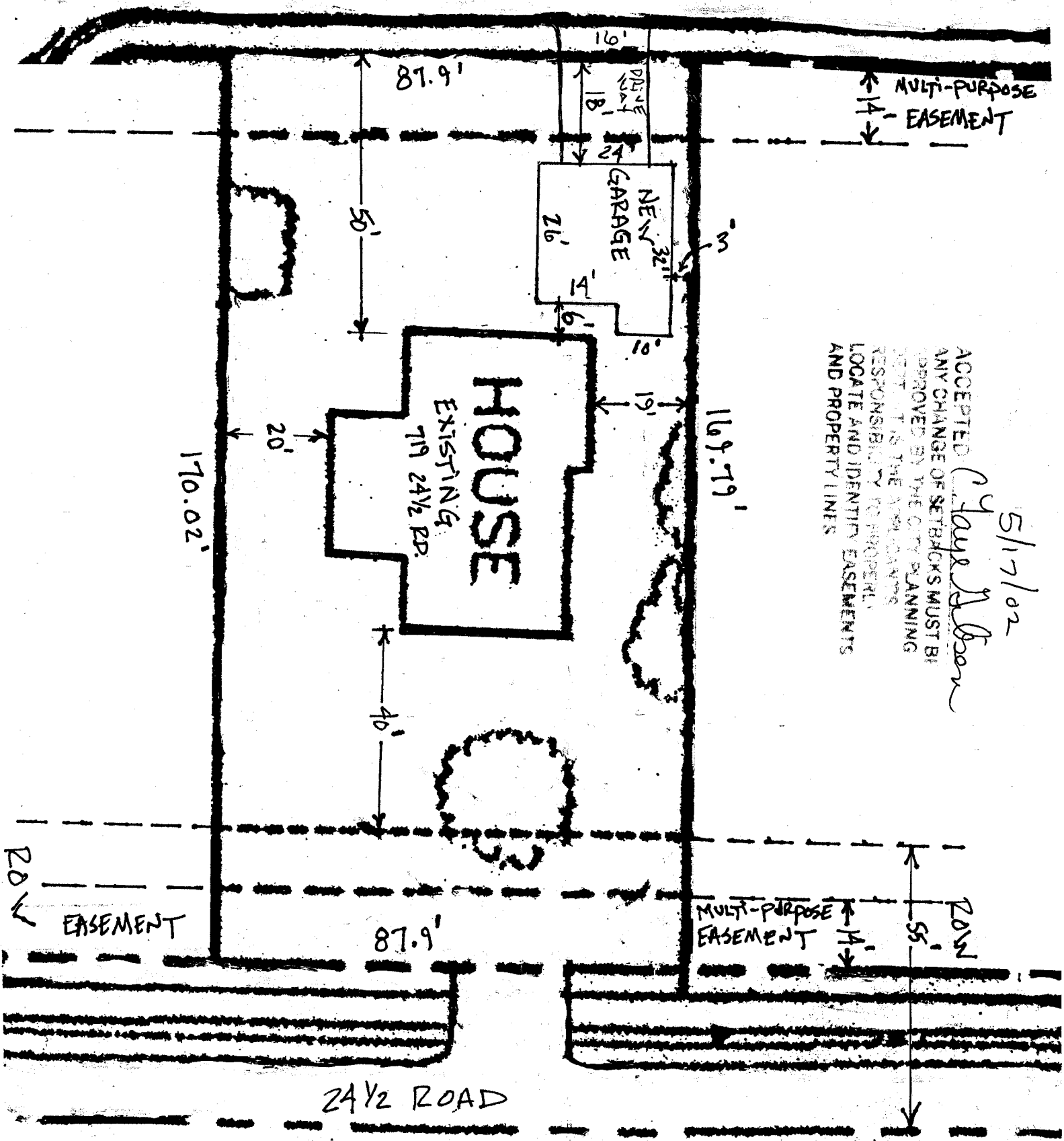
Department Approval C. Faye Nelson Date 5/17/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Bensley</u>		Date <u>5/17/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

EAST FORK RD.



ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT AS THE ASSUMED RESPONSIBILITY FOR PROPERTY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

5/17/02
Cheryl Johnson