

| | |
|--------|------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | — |
| SIF \$ | — |

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

BLDG PERMIT NO. 85423



Your Bridge to a Better Community

BLDG ADDRESS 2611 F 1/2 RD SQ. FT. OF PROPOSED BLDGS/ADDITION 512 #

TAX SCHEDULE NO. 2945 0232000 SQ. FT. OF EXISTING BLDGS 1232

SUBDIVISION Knoll Ridge Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1744

FILING — BLK — LOT 1

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

NO. OF BUILDINGS ON PARCEL:
 Before: 1 After: 1 this Construction

(1) OWNER LIONEL FISETTE

(1) ADDRESS 2611 F 1/2 RD

(1) TELEPHONE —

USE OF EXISTING BUILDINGS RESIDENCE

(2) APPLICANT DURA SYSTEMS INC. DESCRIPTION OF WORK & INTENDED USE DR Add carport

(2) ADDRESS 902 HWY 50 - GJ. CO TYPE OF HOME PROPOSED:
 Site Built — Manufactured Home (UBC) —
 Manufactured Home (HUD) —
 Other (please specify) CARPORT ADDITION

(2) TELEPHONE 245-6898

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-1 Maximum coverage of lot by structures 20%

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

Side 15' from PL, Rear 30' from PL

Permanent Foundation Required: YES NO

Maximum Height 35 Parking Req'mt —

Special Conditions —

CENSUS 10 TRAFFIC 20 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 William Tiefenbach Date 7/12/02

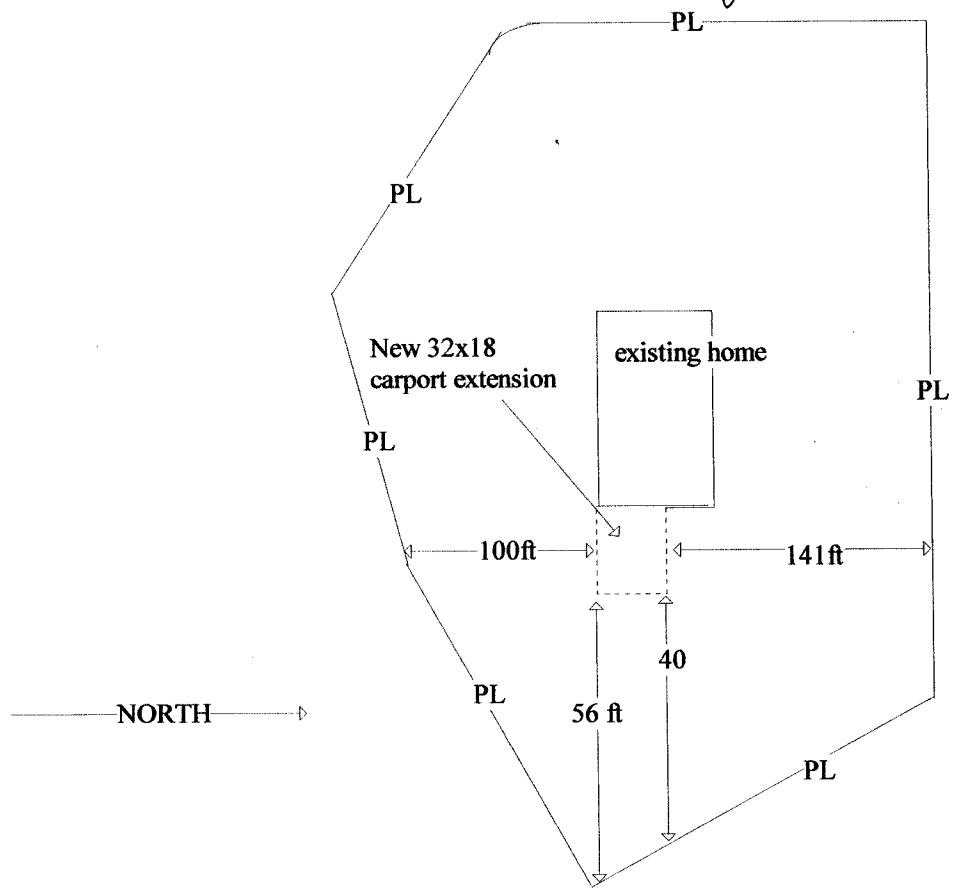
Department Approval Antonia J. Costello Date 7/12/02

| | | | |
|--------------------------------------------------------|-------------------|----------------------------------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting | <u>B. Bensley</u> | | Date <u>7/12/02</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)

Knoll Kidge Ln.



5/12/02
SLC 7/12/02
ANY CHANGES TO SPECIFICATIONS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE CITY PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR PROPERTY DAMAGE OR INJURY CAUSED BY THESE MEASUREMENTS.