

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



9

BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 728 Wedge Dr. TAX SCHEDULE NO. 2701-363-14-011
 SUBDIVISION Fairway Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 400 sq ft.
 FILING _____ BLK 4 LOT 11 SQ. FT. OF EXISTING BLDG(S) 3000 sq ft.
 (1) OWNER Pat Nability NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 728 Wedge Dr. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-1471 USE OF EXISTING BLDGS Residential
 (2) APPLICANT Centennial Const. DESCRIPTION OF WORK AND INTENDED USE: 12'x16'
 (2) ADDRESS 2030 Paint Pony Ct. Bd Rm addition, 10'x19' Garage bay
 (2) TELEPHONE 242-7198

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 50%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 7' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 35' CENSUS _____ TRAFFIC _____ ANNEX# _____

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 [Signature] Date 3-8-05
 Department Approval [Signature] Date 3-9-05

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

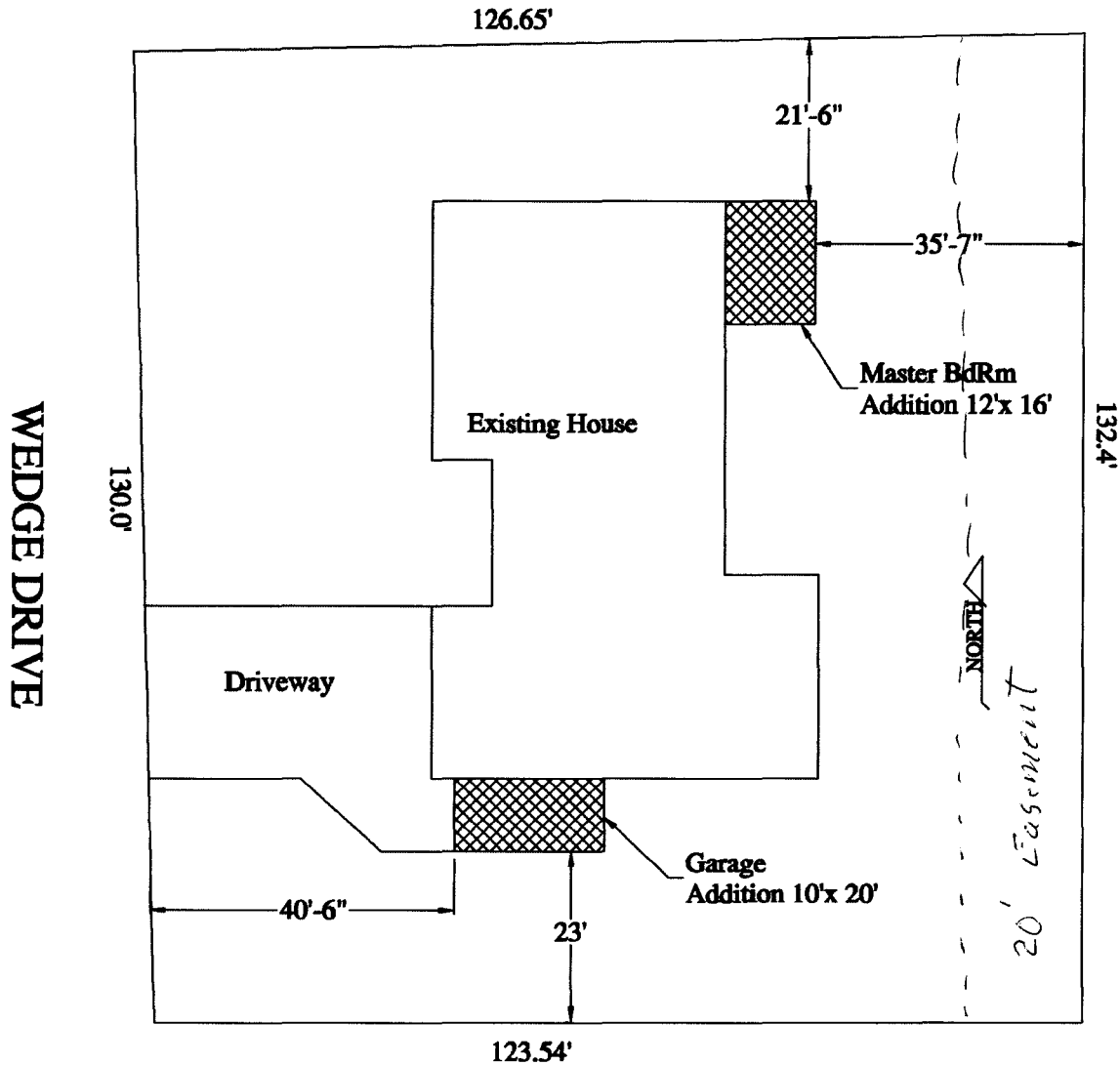
Utility Accounting [Signature] Date 3/9/05

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

728 WEDGE DRIVE
 LOT 11 BLK 4
 FAIRWAY PARK SUB.
 16400 SF
 SCH# 2701-363-14-011
 SCALE: 1"= 25'

SETBACKS:

FRONT 20'
 REAR 25'
 SIDE 7'



3-9-05 *Gayleen Henderson*

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. OF CLATSOP COUNTY. RESUBMIT WITH CORRECTLY LOCATED AND IDENTIFIED SETBACKS AND PROPERTY LINES.