

FEE \$	1000
TCP \$	—

BLDG PERMIT NO.	57023
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no permit needed - under 120 sq ft
✓

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>404 N. 24TH ST.</u>	TAX SCHEDULE NO.	<u>2945-131-13-015</u>
SUBDIVISION	<u>Mesa Gardens</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>9' x 12'</u>
FILING	<u>—</u> BLK <u>5</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S)	<u>8' x 10'</u>
(1) OWNER	<u>MARIE PIAHLER</u>	NO. OF DWELLING UNITS	BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS	<u>404 N. 24TH ST</u>	NO. OF BLDGS ON PARCEL	BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) TELEPHONE	<u>242 5481</u>	USE OF EXISTING BLDGS	<u>SHED</u>
(2) APPLICANT	<u>THOMAS D. FLADER</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>SHED</u>
(2) ADDRESS	<u>404 N. 24TH ST.</u>		<u>(detached)</u>
(2) TELEPHONE	<u>242 5481</u>		

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE	<u>RSF-8</u>	Maximum coverage of lot by structures	<u>45%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	_____
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	<u>See Variance</u>
Side	<u>3'</u> from PL		<u>#80-3</u>
Rear	<u>3'</u> from PL <i>to eave</i>	Maximum Height	<u>32'</u>
		CENS.T.	<u>7</u> T.ZONE <u>38</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). *Extension granted 8/21/96 SC.*

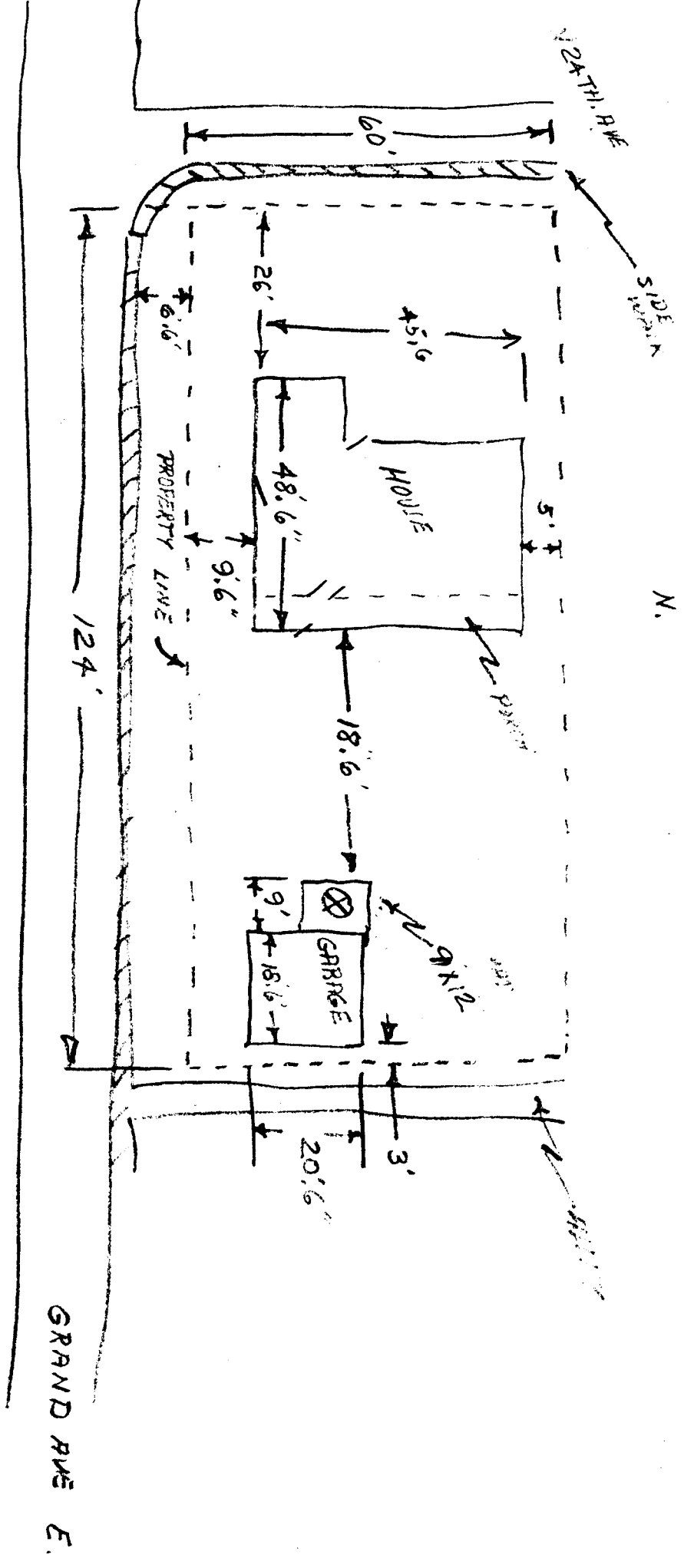
Applicant Signature	<u>Thomas D. Flader</u>	Date	<u>12-8-95</u>
Department Approval	<u>Ronnie Edwards</u>	Date	<u>12-8-95</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No 2001-240-01-3

Utility Accounting Cherlachon Date 12-8-95

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)



NOTE: THE 9' X 12' CEMENT PAD WAS EXISTED FOR SOME 25 YRS.
 IT HAS A 9' X 10' METAL SHED ON IT. WE WANT TO REMOVE IT
 AND INSTALL A NEW 9' X 12' SHED TO FIT THE EXISTING PAD.
 ADDRESS 444 N. 24TH AVE.

T. FLADDER

MARIE POKLER OWNER

Marie Pokler

12-8-95

UAR 14 186-3
 SF-8
 3945-131-13-015

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