

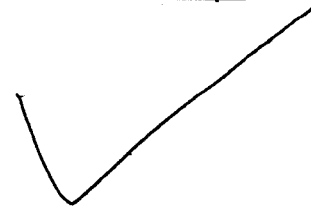
FEE \$ 10

TCP \$

BLDG PERMIT NO. 58224

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 124 SHERMAN DR. TAX SCHEDULE NO. 2945-252-10-004
 SUBDIVISION Artesia Hts. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 900
 FILING - BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 1500
 (1) OWNER RICHARD D. Woods NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 124 SHERMAN DR
 (1) TELEPHONE 970-245-8566 NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT RICHARD D. Woods USE OF EXISTING BLDGS Dwelling - STORAGE
 (2) ADDRESS 124 SHERMAN DR DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 970-245-8566 GARAGE AUTO PARKING + STORAGE

REQUIRED: ^{one} ~~two~~ 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

Principal

ZONAL RSF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL accessory bldg - 3' from eave to prop. line
 Maximum Height 32' CENSUS TRACT _____ TRAFFIC ZONE _____

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).

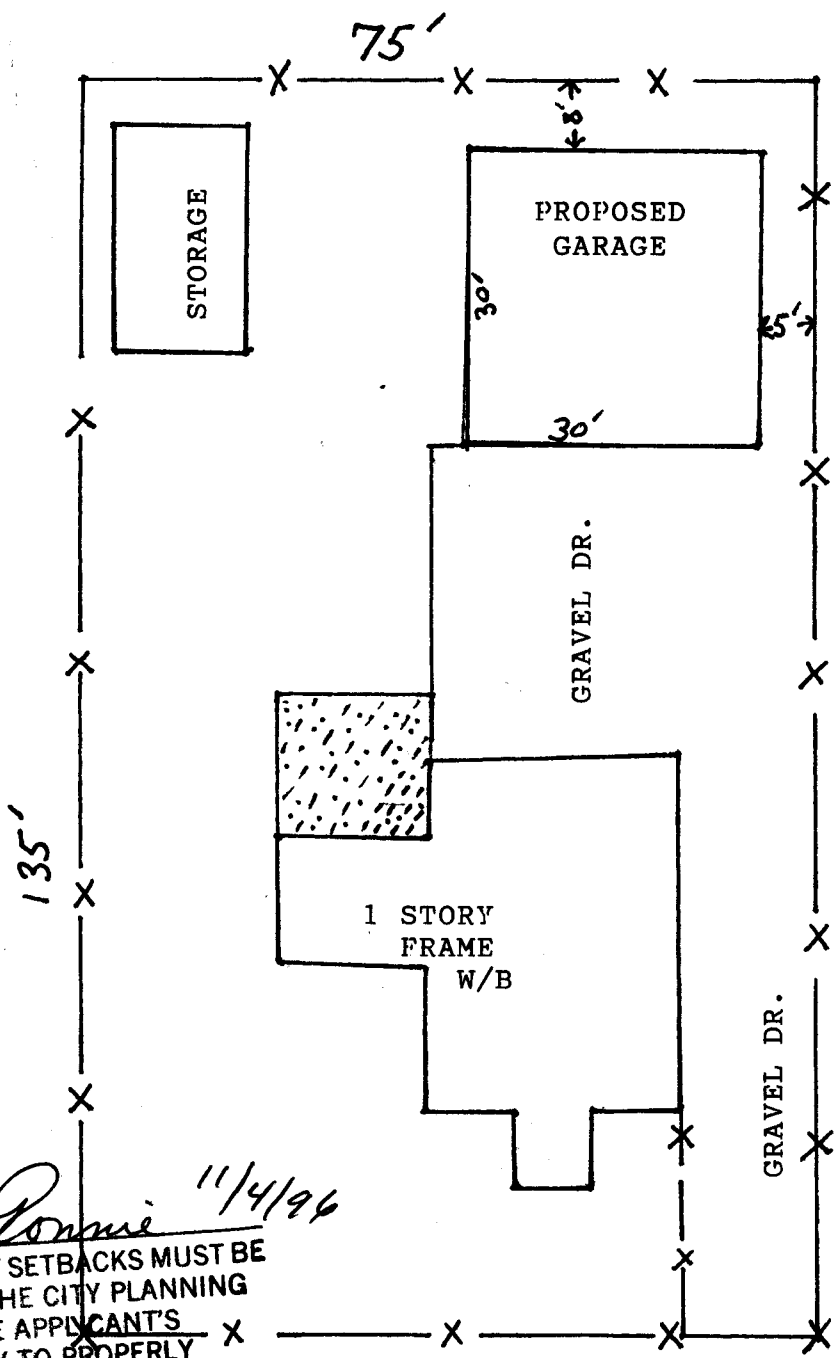
Applicant Signature Richard D. Woods Date NOV 4 1990
 Department Approval Ronnie Edwards Date 11-4-96

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

Utility Accounting [Signature] Date 11/4/96

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)



SCALE
1" = 20'

ACCEPTED *Ronnie* 11/4/96
 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.

124 SHERMAN DR
 GRAND JUNCTION COLO.
 81503

124 SHERMAN DR.

FRONT