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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | — |
| SIF \$ | — |



BLDG PERMIT NO. 02080

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

BLDG ADDRESS 650 N. 15th Street TAX SCHEDULE NO. 2945-132-05-001

SUBDIVISION Slocomb's addition to SQ. FT. OF PROPOSED BLDG(S)/ADDITION 450sq.ft.
Grand Jct.

FILING BLK 9 LOT 1 & 2 SQ. FT. OF EXISTING BLDG(S) 308 sq.ft.

(1) OWNER Bruce Milyard NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2818 1/2 North Avenue

(1) TELEPHONE 241-5457 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Constructors West, Inc. USE OF EXISTING BLDGS Residential

(2) ADDRESS 2818 1/2 North Avenue DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 241-5457 Addition - residential

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 RSF8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) Parking Req't 2
or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions none

Maximum Height 32'

CENSUS 7 TRAFFIC 38 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).

Applicant Signature Bruce Milyard Date 9-16-97

Department Approval Laura J. Castello Date 9-17-97

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 4479-2800 330.00 10548

Utility Accounting Laura J. Castello Date 9/17/97

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

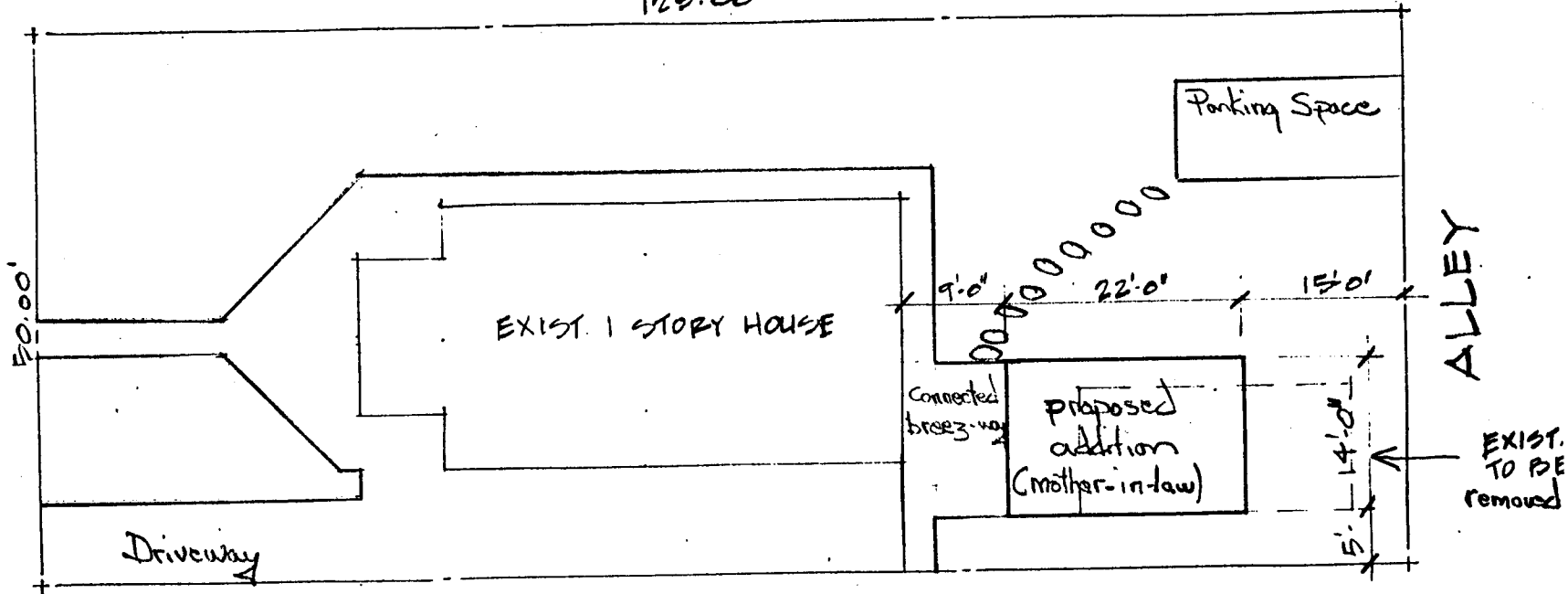
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED SLC 9/17/97
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.



GUNNISON AVE.
125.00'

N. 15TH ST.



SITE PLAN

1"=16'-0"