

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 60117

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

BLDG ADDRESS 2127 N. 15th St. TAX SCHEDULE NO. 2945-122-00-080

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 230^{sq ft}

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Merlin Zimmert NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 202 N. Ave #122 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-245-6711 USE OF EXISTING BLDGS _____

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: Patio Cover

(2) ADDRESS ↓

(2) TELEPHONE ↓

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-8 Maximum coverage of lot by structures 4570

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32' CENSUS 6 TRAFFIC 28 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 Merlin Zimmert Date 4-25-97

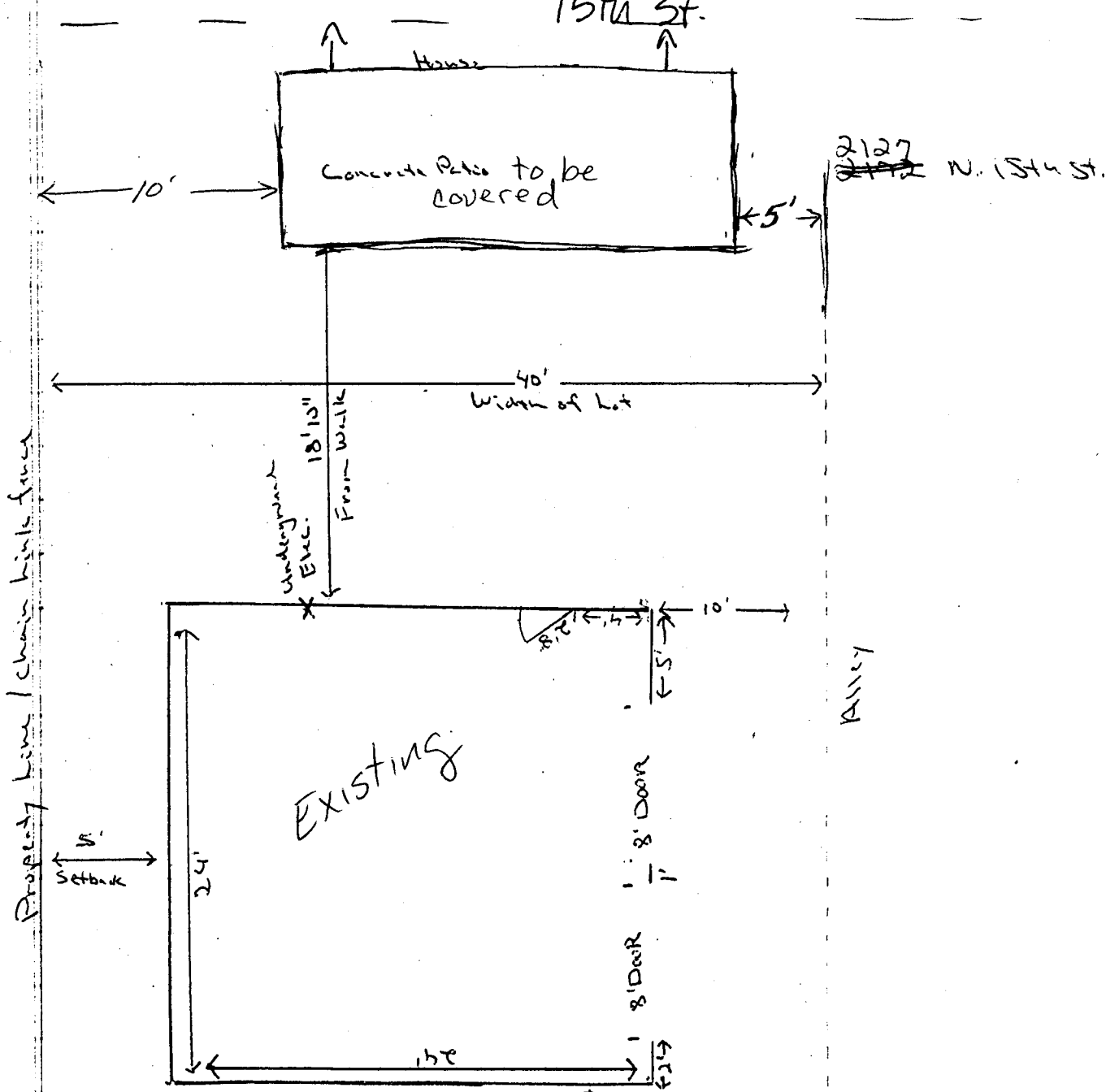
Department Approval Debra J. Costello Date 4-25-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 304-2950-03-6

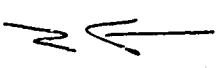
Utility Accounting Richardson Date 4-25-97

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 4/25/97
 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.



Property Line