

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO 41861

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

BLDG ADDRESS 1244 N. 16TH TAX SCHEDULE NO. 2945-123-24-023
 SUBDIVISION Park place Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 264 SQ FT
 FILING BLK 1 LOT 16 SQ. FT. OF EXISTING BLDG(S) 792 SQ FT.
 (1) OWNER CAROL CARATELLI NO. OF DWELLING UNITS
 BEFORE: ONE AFTER: ONE THIS CONSTRUCTION
 (1) ADDRESS 1244 N. 16TH
 NO. OF BLDGS ON PARCEL
 BEFORE: ONE AFTER: ONE THIS CONSTRUCTION
 (2) APPLICANT CAROL CARATELLI USE OF EXISTING BLDGS PERSONAL DWELLING
 (2) ADDRESS 1244 N 16TH DESCRIPTION OF WORK AND INTENDED USE: ADDING
 (2) TELEPHONE 245-3264 TO HOME FOR LARGER PERSONAL DWELLING

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 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32'
 CENSUS 6 TRAFFIC 31 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).

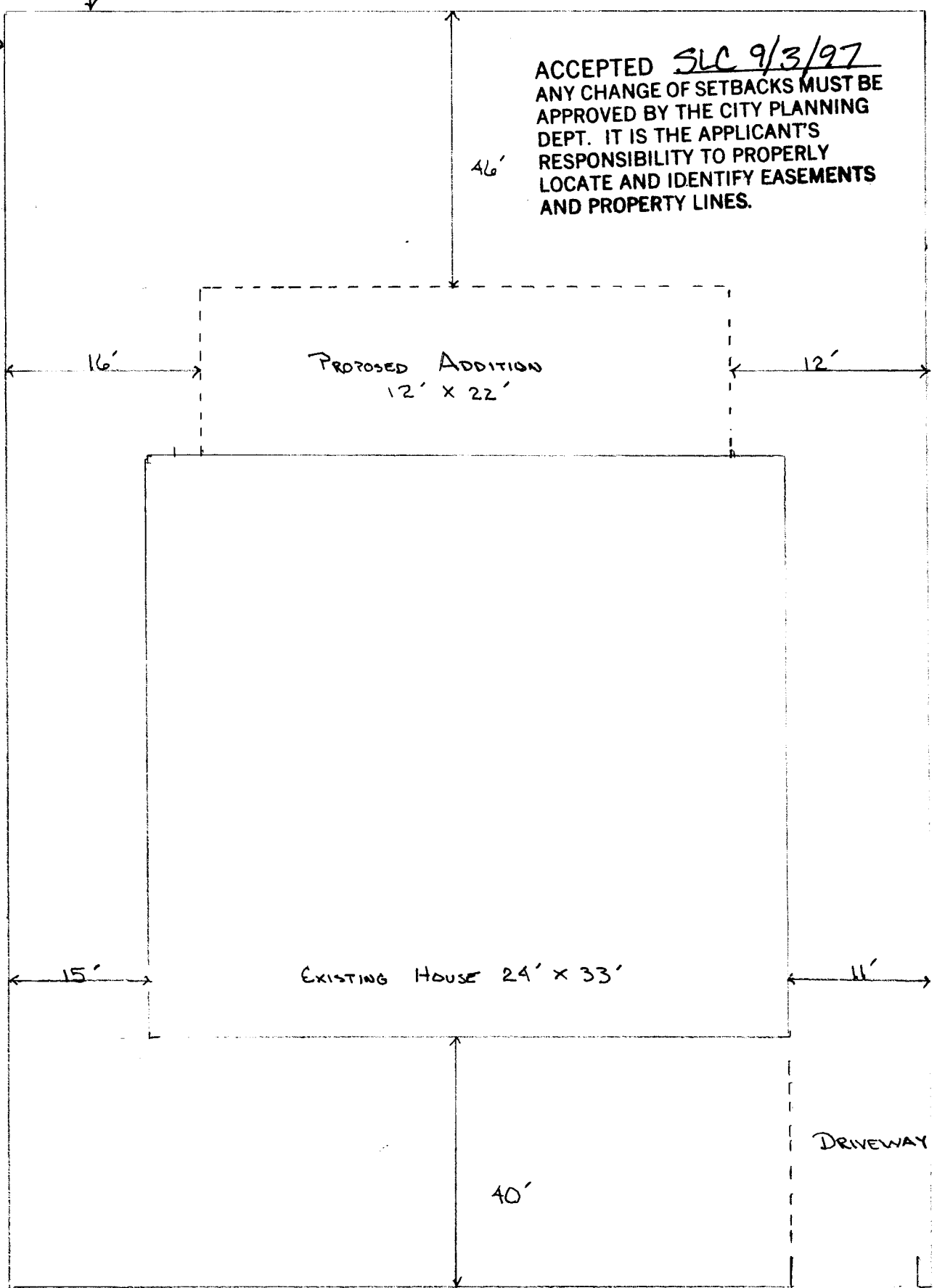
Applicant Signature x Carolyn G. Caratelli Date 9/2/97
 Department Approval Antonia Castella Date 9/3/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting [Signature] Date 9-3-97

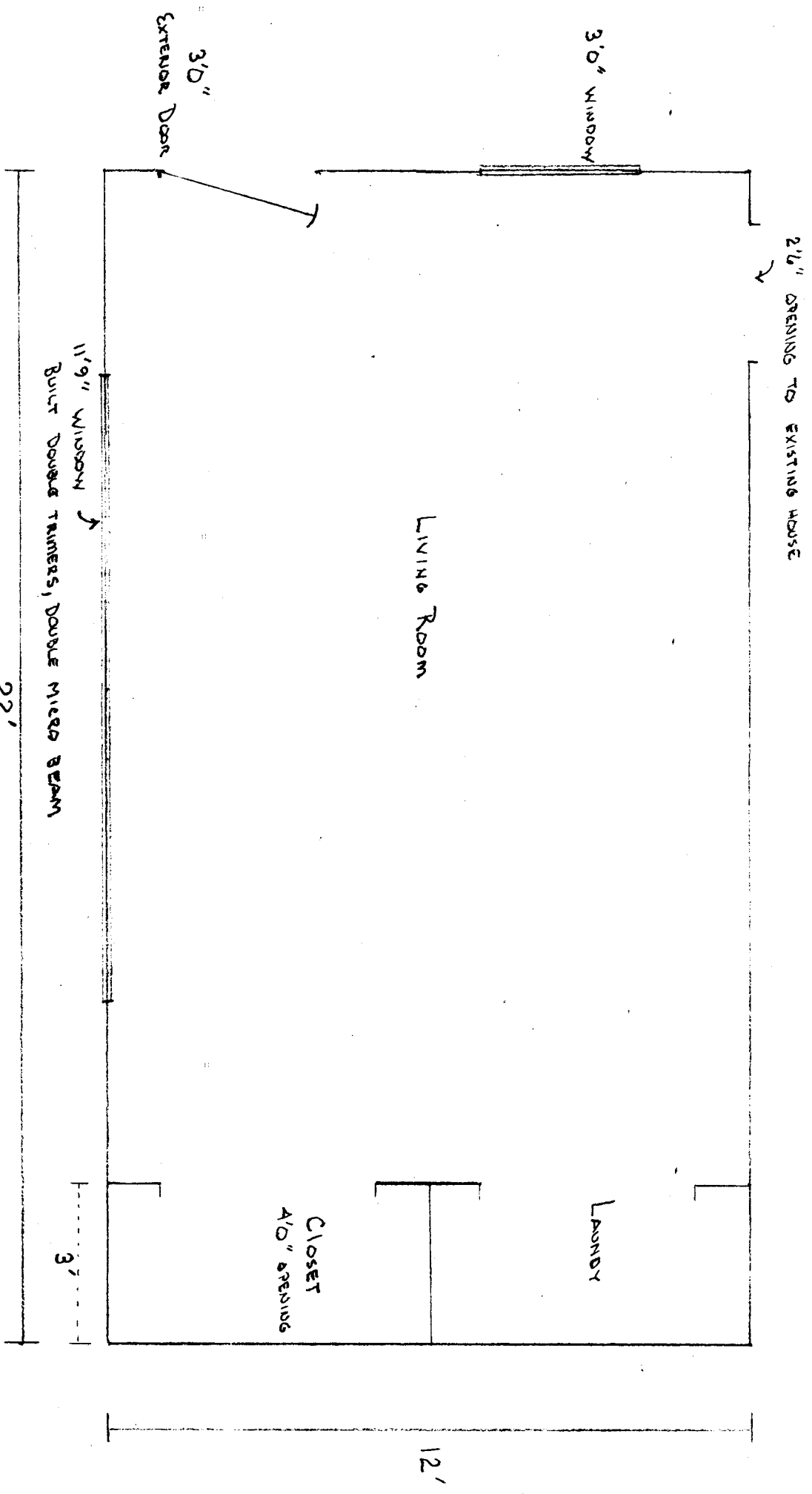
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PROPERTY LINE

ACCEPTED SLC 9/3/97
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.



PLOT PLAN
1244 N 16TH ST.
GRAND JCT, CO.



ADDITION FOR EAST SIDE OF:
 2.) 50 FT 1244 N. 14TH ST.
 GRAND ISL. CO.

8 SCALE