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BLDG PERMIT NO. 102304

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

BLDG ADDRESS 1320 N. 17th St. TAX SCHEDULE NO. 2945-123-26-021
 SUBDIVISION ~~Parkplace Heights Sub~~ Elmwood Plaza Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14' x 20'
 FILING - BLK 4 LOT 18 SQ. FT. OF EXISTING BLDG(S) 970^{sq}
 (1) OWNER Lindi Echeverry NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1320 N 17th St H.W. 81501
 (1) TELEPHONE 245-8390 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Lindi Echeverry USE OF EXISTING BLDGS home
 (2) ADDRESS 1320 N 17th St H.W. 81501 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 245-8390 Storage shed

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 _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 3' from PL Rear 3' to eave from PL _____
 Maximum Height for accessory bldg. _____
 CENSUS 6 TRAFFIC 31 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 Lindi Echeverry Date 10/6/97
 Department Approval Ronnie Edwards Date 10/6/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. TR-82356
 Utility Accounting C. Richardson Date 10-6-97

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)

17th Street

Pindi Etcheverry
Site plan for
Construction of Shed
10/6/97

ACCEPTED *Annie* 10/6/97
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.

1320 N 17th St.
Home

