

FEE \$	10 ⁰⁰
TCF \$	—
SIF \$	—



BLDG PERMIT NO. W1534

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

004-2240-265

BLDG ADDRESS 544 18th St. N. TAX SCHEDULE NO. 2945-132-15-002

SUBDIVISION Slocomb's Addition SQ. FT. OF PROPOSED BLDG(S) ADDITION 12x16
18x24

FILING — BLK 5 LOT 1#2 SQ. FT. OF EXISTING BLDG(S) 30x27

(1) OWNER Teriessa Harris NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 544 18th St.

(1) TELEPHONE 241-8575 242-7787 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Rick Wilson USE OF EXISTING BLDGS Dwelling

(2) ADDRESS 187 S 16.5 Rd. DESCRIPTION OF WORK AND INTENDED USE:
Garage (detached)

(2) TELEPHONE 241-8575

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-5 Maximum coverage of lot by structures 45%

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

Side 3' accessory from PL Rear 3' from PL
to eave

Maximum Height 32'

CENSUS 7 TRAFFIC 38 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 Rick E. Wilson Date 7/10/97

Department Approval Ronnie Edwards Date 7-10-97

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

Utility Accounting Administrative Date 7-10-97

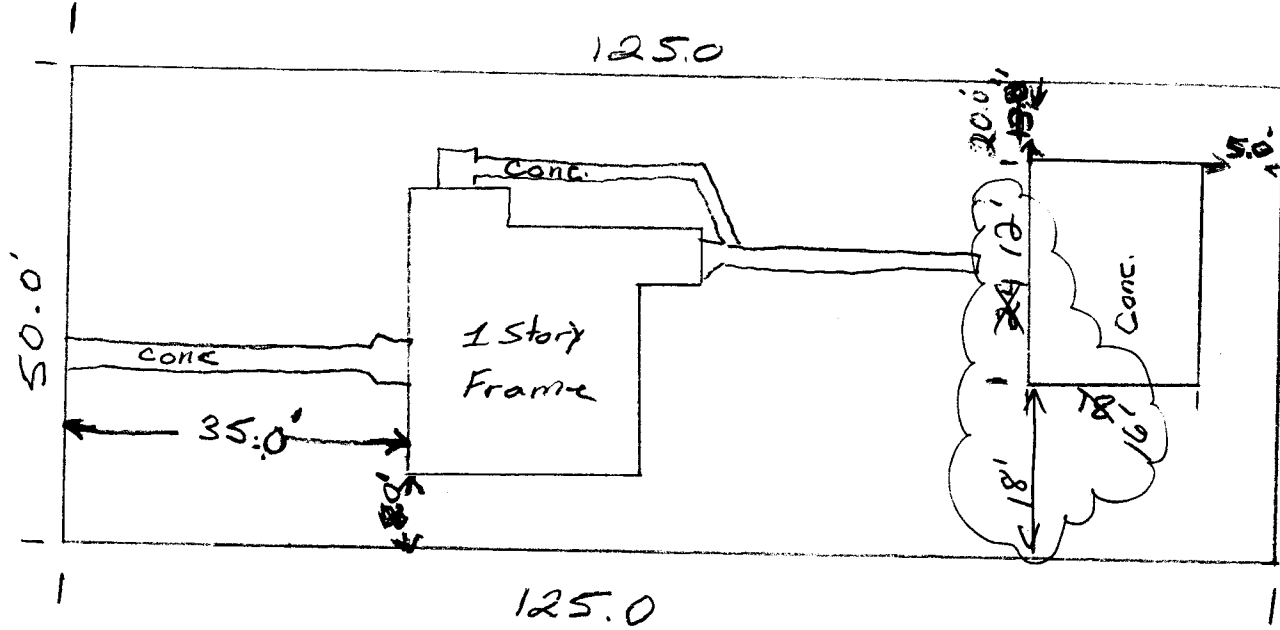
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

N. 18th Street

15, 31, 44, 55

Chipata Avenue



ACCEPTED *Ronnie 9/16/97*
 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.

Ronnie 9/16/97
 Revised bldg layout okay.

ACCEPTED *Ronnie 7/10/97*
 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.