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BLDG PERMIT NO. 020008

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

BLDG ADDRESS 1360 N. 20th St. TAX SCHEDULE NO. 2945-124-17-004

SUBDIVISION Arcadia Village SQ. FT. OF PROPOSED BLDG(S) ~~ADDITION~~ 448

FILING _____ BLK 4 LOT 3+2 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Joe + Eleanor S. Ocaña NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1360 N. 20th St. NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(1) TELEPHONE 257-0821 USE OF EXISTING BLDGS Dwelling - Garage / shop

(2) APPLICANT Same as Above DESCRIPTION OF WORK AND INTENDED USE: Storage

(2) ADDRESS _____ BUILDING ON SKIDS - NO PLUMBING

(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 45%

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

Side 3' from PL Rear 3' from PL
(accessory)

Maximum Height 32'

Parking Req'mt _____

Special Conditions _____

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 Debbie L. Wilson Date 9-15-97

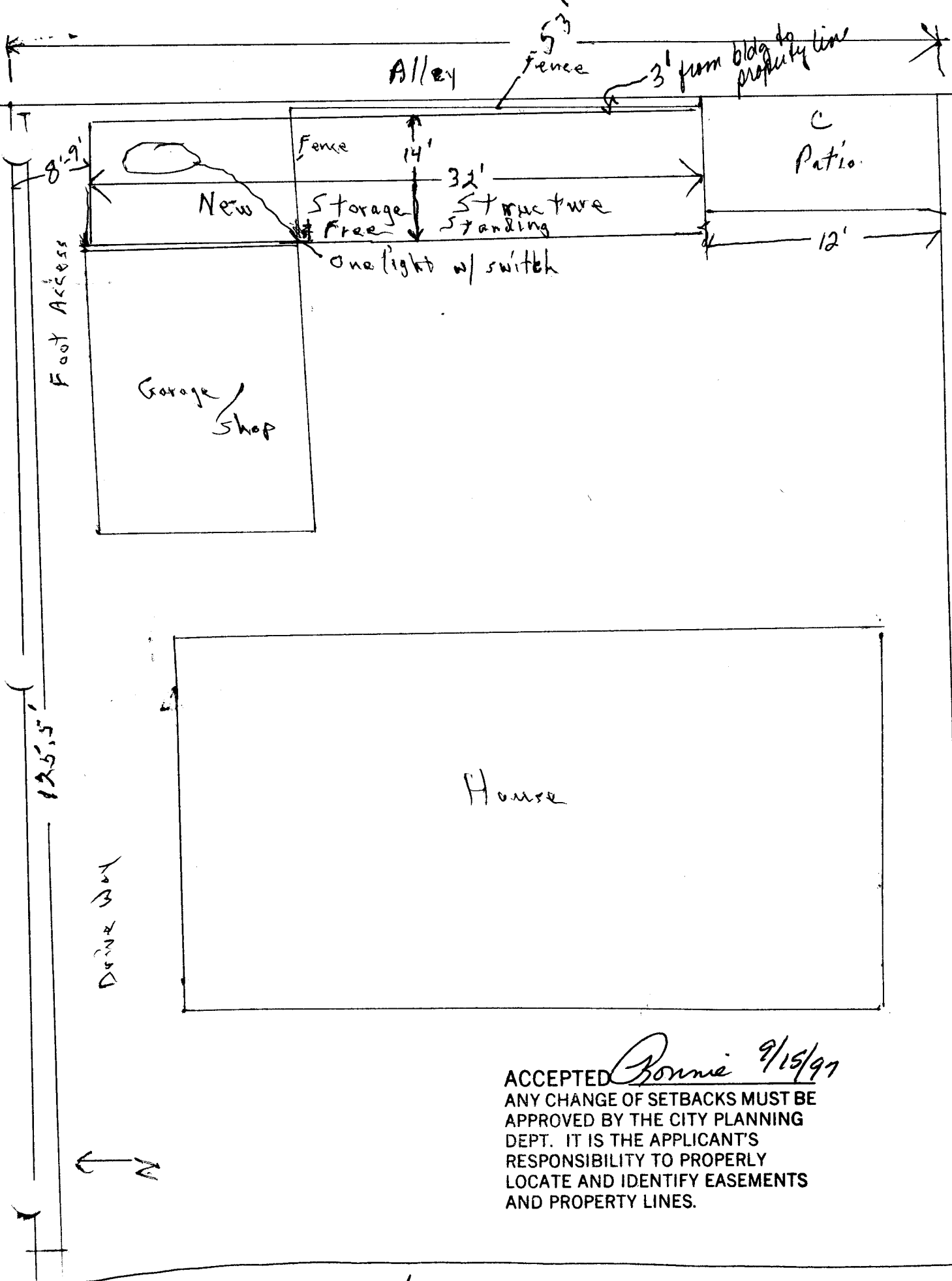
Department Approval Ronnie Edwards Date 9-15-97

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

Utility Accounting J Adams Date 9-15-97

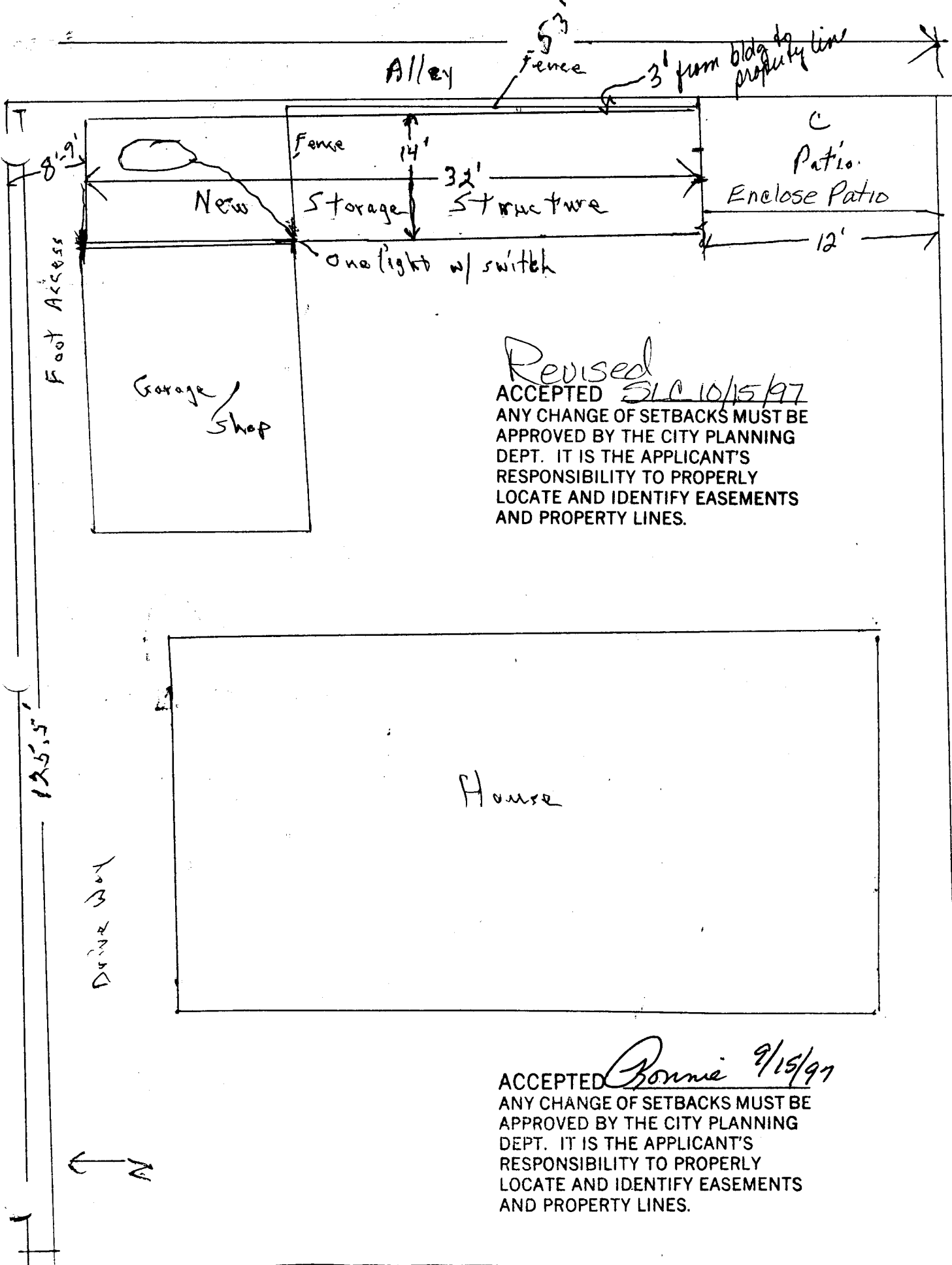
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



ACCEPTED *Ronnie 9/15/97*
 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.

209th St.



Revised
 ACCEPTED SLA 10/15/97
 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.

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209th St.