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TCP \$	- 0 -
SIF \$	- 0 -



BLDG PERMIT NO. 61065

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

3006-1690-069

BLDG ADDRESS 1363 N. 22ND TAX SCHEDULE NO. 2945-124-18-002
 SUBDIVISION ARCADIA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 525^{sq}
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 900^{sq}
 (1) OWNER BROWN NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 1363 N. 22ND NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE _____ USE OF EXISTING BLDGS HOME
 (2) APPLICANT FISHER CONST. DESCRIPTION OF WORK AND INTENDED USE: PATIO
 (2) ADDRESS PO Box 40775 G.J. COVER
 (2) TELEPHONE 256-4640

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 5' from PL Rear 15' from PL
 Maximum Height _____
 CENSUS 6 TRAFFIC 31 ANNX# _____

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 Michael Fisher Date 7/2/97
 Department Approval Marcia Rabideaux Date 7-2-97

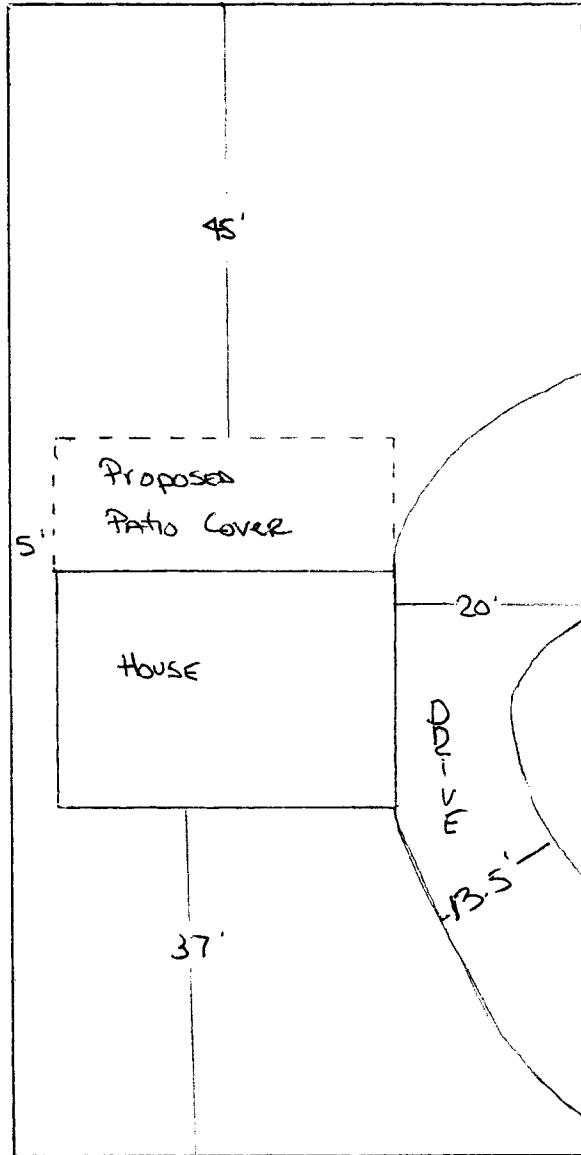
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No charge
 Utility Accounting CM Cole Date 7/1/97

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)

1363 N. 22ND St.

ACCEPTED MR 7-2-97
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.



N. 22ND