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BLDG PERMIT NO. 100672

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

BLDG ADDRESS 401, 403, 405 N. 8<sup>th</sup> ST. TAX SCHEDULE NO. 2945-141-38-011  
 SUBDIVISION City SQ. FT. OF PROPOSED BLDG(S)/ADDITION 254  
 FILING BLK 71 LOT 21, 22 SQ. FT. OF EXISTING BLDG(S) 1125  
 (1) OWNER DANIEL JACKSON NO. OF DWELLING UNITS BEFORE: 3 AFTER: 3 THIS CONSTRUCTION  
 (1) ADDRESS 405 N. 8<sup>th</sup> AVE. ST. NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 3 THIS CONSTRUCTION  
 (1) TELEPHONE 970 242-6294 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: DECK  
 (2) ADDRESS Same EXTENSION  
 (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 RMF-64 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL  
 Maximum Height 36'  
 CENSUS 2 TRAFFIC 36 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 Daniel Jackson Date 5-16-97  
 Department Approval Bonnie Edwards Date 5-16-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_  
 Utility Accounting Ch Cole Date May 16, 1997

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  
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.

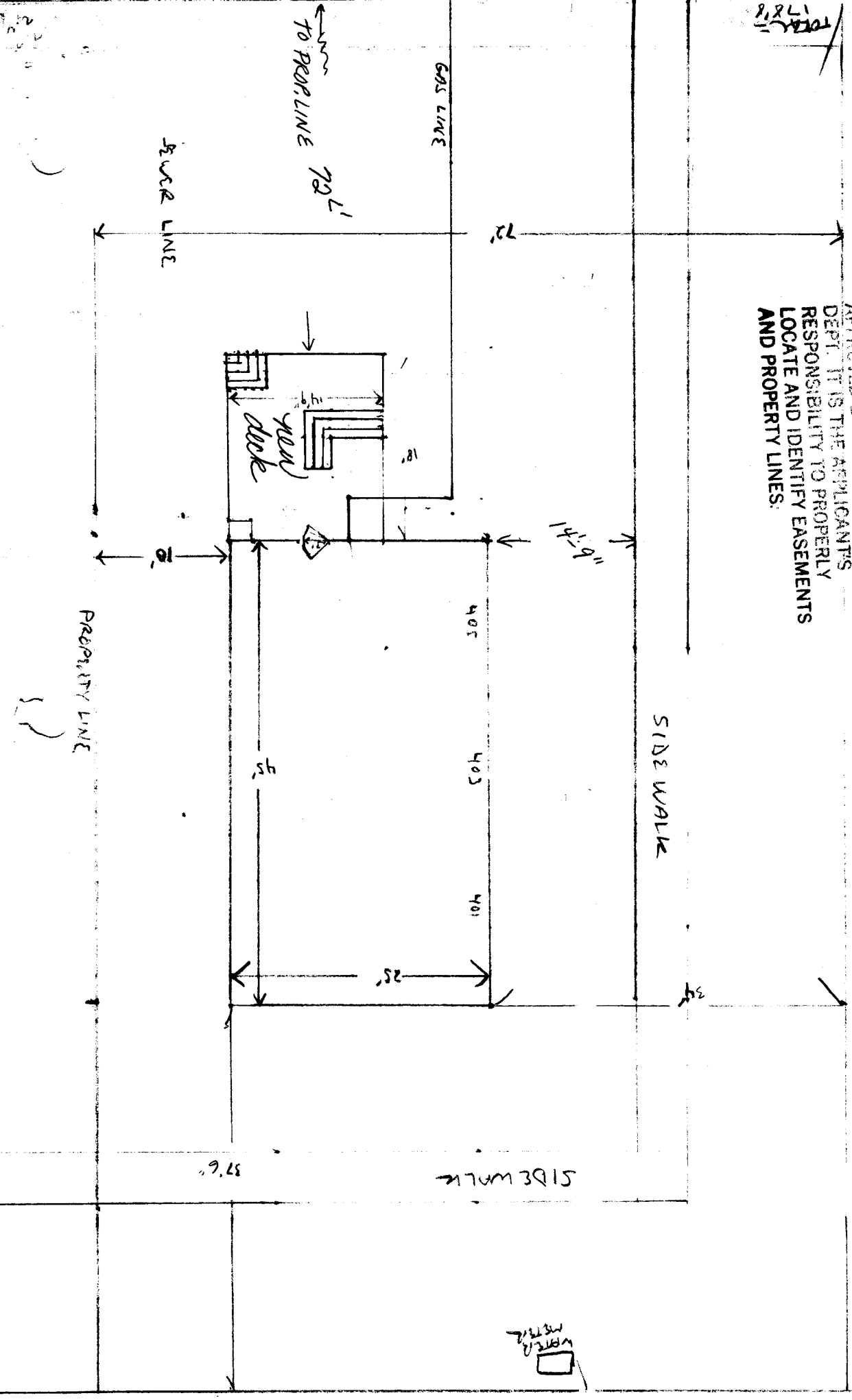
*Forme* 5/16/99

8TH AVE

150'

GRAND AVE

50'



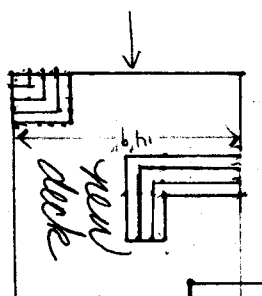
27  
27  
27

TOTAL  
172'8"

TO PEOP. LINE 72'

GAS LINE

SEWER LINE



14'-6"

SIDE WALK

405

403

401

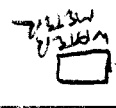
25'

34'

PROPERTY LINE

57'-6"

SIDE WALK



water meter