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BLDG PERMIT NO. 100672

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

✓ (3)

BLDG ADDRESS 401, 403, 405 N. 8th 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. 8th 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.

Formie 5/16/97

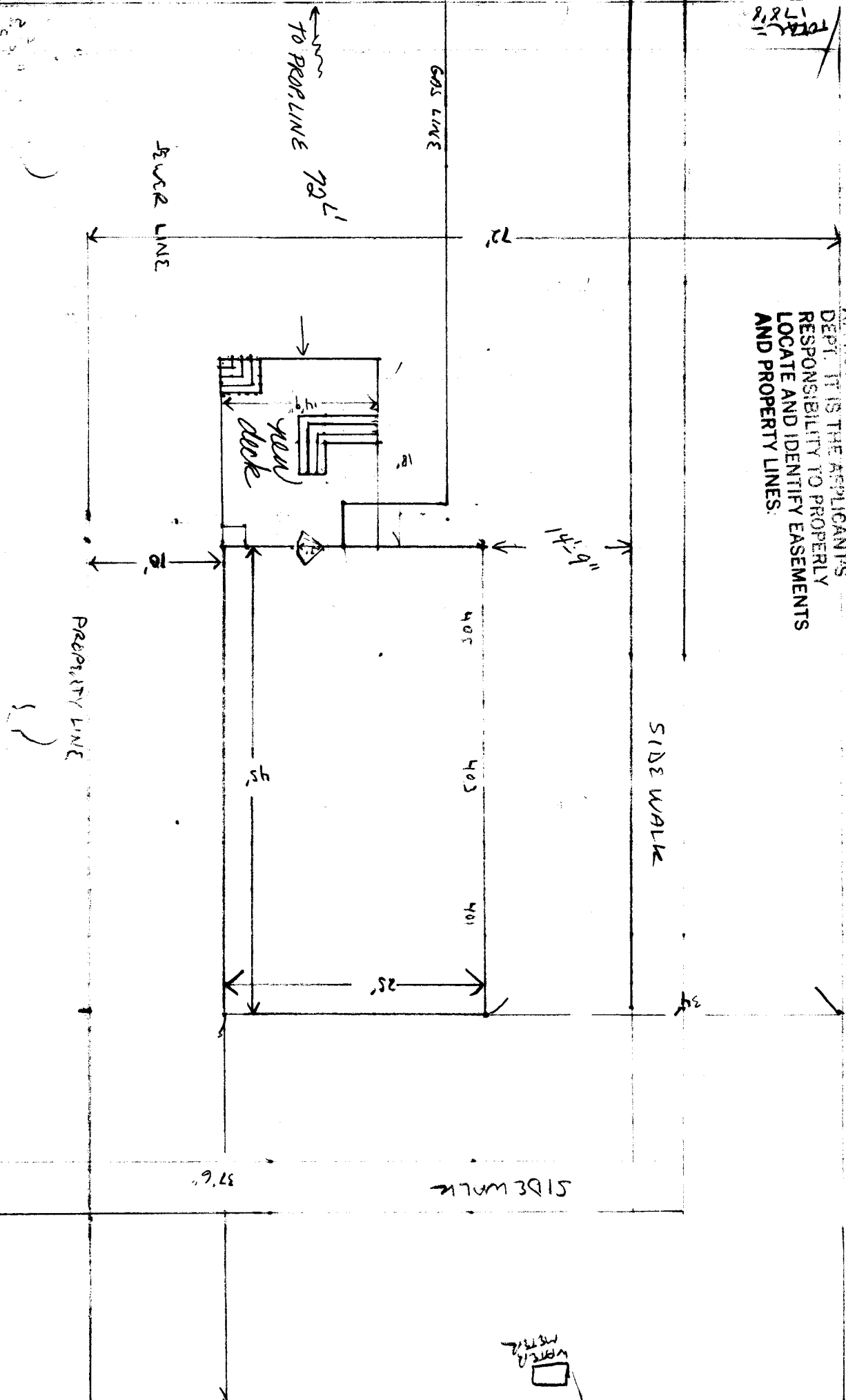
8th AVE

150'

SIDE WALK

GRANDS AVE

50'



WATER METER

1722-1
P. 2, 2, 1