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BLDG PERMIT NO. 120672

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
Formie 5/16/99
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

8TH AVE

150'

172' TOTAL

GRAND AVE

50'

SIDE WALK

SIDE WALK



14'-6"

25'

405 405 401

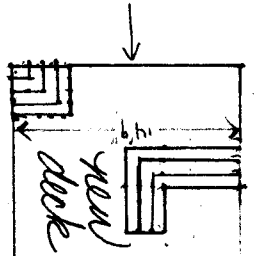
5'

TO REAR LINE 72'

GAS LINE

FENCE LINE

PROPERTY LINE



deck

