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BLDG PERMIT NO. 60938

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

BLDG ADDRESS 1801 N. 8th St. TAX SCHEDULE NO. 2945-114-09-010

SUBDIVISION Mesa Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 676 sq ft

FILING — BLK 1 LOT 15 SQ. FT. OF EXISTING BLDG(S) 1800 sq ft

(1) OWNER Larry Johnson NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1801 N 8th Street NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 253-0111 USE OF EXISTING BLDGS home

(2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS same

(2) TELEPHONE \_\_\_\_\_ Garage

**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-32 Maximum coverage of lot by structures \_\_\_\_\_

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

Side 3' from PL Rear 10' from PL Special Conditions \_\_\_\_\_  
to eave (accessory bldg)

Maximum Height \_\_\_\_\_

CENSUS 5 TRAFFIC 33 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 Ben Johnson Date 6/24/97

Department Approval Donnie Edwards Date 6/24/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 3010-2280-02-8

Utility Accounting Chickman Date 6-24-97

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)

House

75718 ↑

*Drop*

ACCEPTED Ronnie 12/21/70  
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.

Parking

conc. slab.

13'

24 x 24  
13 Ft High

Parking

conc. slab.

13'

Driveway 10 Ft

Alley

50  
24  
26