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| FEE \$ | 5.00 |
| TCP \$ | — |
| SIF \$ | — |



BLDG PERMIT NO. 162937

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

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| BLDG ADDRESS <u>2015 N 9th St.</u> | TAX SCHEDULE NO. <u>2945-111-07-027</u> |
| SUBDIVISION <u>College</u> | SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>—</u> |
| FILING <u>—</u> BLK <u>B</u> LOT <u>19418</u> | SQ. FT. OF EXISTING BLDG(S) <u>—</u> |
| (1) OWNER <u>LARRY ANDEREGG</u> | NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION |
| (1) ADDRESS <u>2015 N 9th St.</u> | NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION |
| (1) TELEPHONE <u>241-1527</u> | USE OF EXISTING BLDGS <u>—</u> |
| (2) APPLICANT <u>OWNER</u> | DESCRIPTION OF WORK AND INTENDED USE: <u>RE-LOCATE</u> |
| (2) ADDRESS <u>—</u> | <u>1/2 BATH AND ADD SHOWER</u> |
| (2) TELEPHONE <u>—</u> | |

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

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| ZONE <u>RSF-8</u> | Maximum coverage of lot by structures <u>—</u> |
| SETBACKS: Front <u>—</u> from property line (PL) or <u>—</u> from center of ROW, whichever is greater | Parking Req'mt <u>—</u> |
| Side <u>—</u> from PL Rear <u>—</u> from PL | Special Conditions <u>Interior remodel</u> |
| Maximum Height <u>—</u> | <u>only</u> |
| | CENSUS <u>4</u> TRAFFIC <u>25</u> ANNEX# <u>—</u> |

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).

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| Applicant Signature <u>[Signature]</u> | Date <u>11/17/97</u> |
| Department Approval <u>[Signature]</u> | Date <u>11/17/97</u> |

Additional water and/or sewer tap fee(s) are required: YES — NO 1 W/O No. —

Utility Accounting [Signature] Date 11-17-97

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)