BLDG PERMIT NO. 023910

18572-11900

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

BLDG ADDRESS 1630 CANON

SUBDIVISION *Orchard Mesa Hts.*

FILING _____ BLK 4 LOT 11-13

(1) OWNER Peggy Norris

(1) ADDRESS 1630 CANON

(1) TELEPHONE 245-7438

(2) APPLICANT Peggy Norris

(2) ADDRESS 1630 CANON

(2) TELEPHONE 245-7438

TAX SCHEDULE NO. 2945-233-09-014

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12' X 24'

SQ. FT. OF EXISTING BLDG(S) 2000 #±

NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

USE OF EXISTING BLDGS HOUSE

DESCRIPTION OF WORK AND INTENDED USE: _____

SHED FOR STORAGE

REQUIRED: *One plot plan, on 8 ½" 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-16

SETBACKS: Front 20' from property line (PL)
or _____ from center of ROW, whichever is greater

Side 3 to eave from PL   Rear 10' from PL

Maximum Height 36'

Maximum coverage of lot by structures 50%

Parking Req'mt _____

Special Conditions _____

_____

CENSUS 13 TRAFFIC 80 ANNX# _____

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 *Peggy Norris*   Date 11/12/97

Department Approval *Venita J Costello*   Date 11-12-97

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

Utility Accounting *Attendante*   Date 11-12-97

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)*

ALLEY

125'

ALLEY

15'

← 33 →

← 51' →

← 15' →

24'

10'

SHED

24'

18'

6'

4'

6'

6'