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BLDG PERMIT NO. 59731

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

3005-1320-03-1

BLDG ADDRESS 888 Glenwood Ave TAX SCHEDULE NO. 2945-114-17-952
 SUBDIVISION ROSE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 26' x 40'
 FILING BLK 3 LOT 11 SQ. FT. OF EXISTING BLDG(S) 3940 sq ft.
 (1) OWNER Scott W. Uroman NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) ADDRESS 888 Glenwood Ave
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 245-2393
 USE OF EXISTING BLDGS GARAGE
 (2) APPLICANT SAME
 DESCRIPTION OF WORK AND INTENDED USE: GARAGE
 (2) ADDRESS SAME
 (2) TELEPHONE SAME 2 CAR 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 RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32'
 CENSUS 5 TRAFFIC 33 ANN# _____

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 Scott W. Uroman Date X 4-8-97
 Department Approval Ronnie Edwards Date 4-8-97

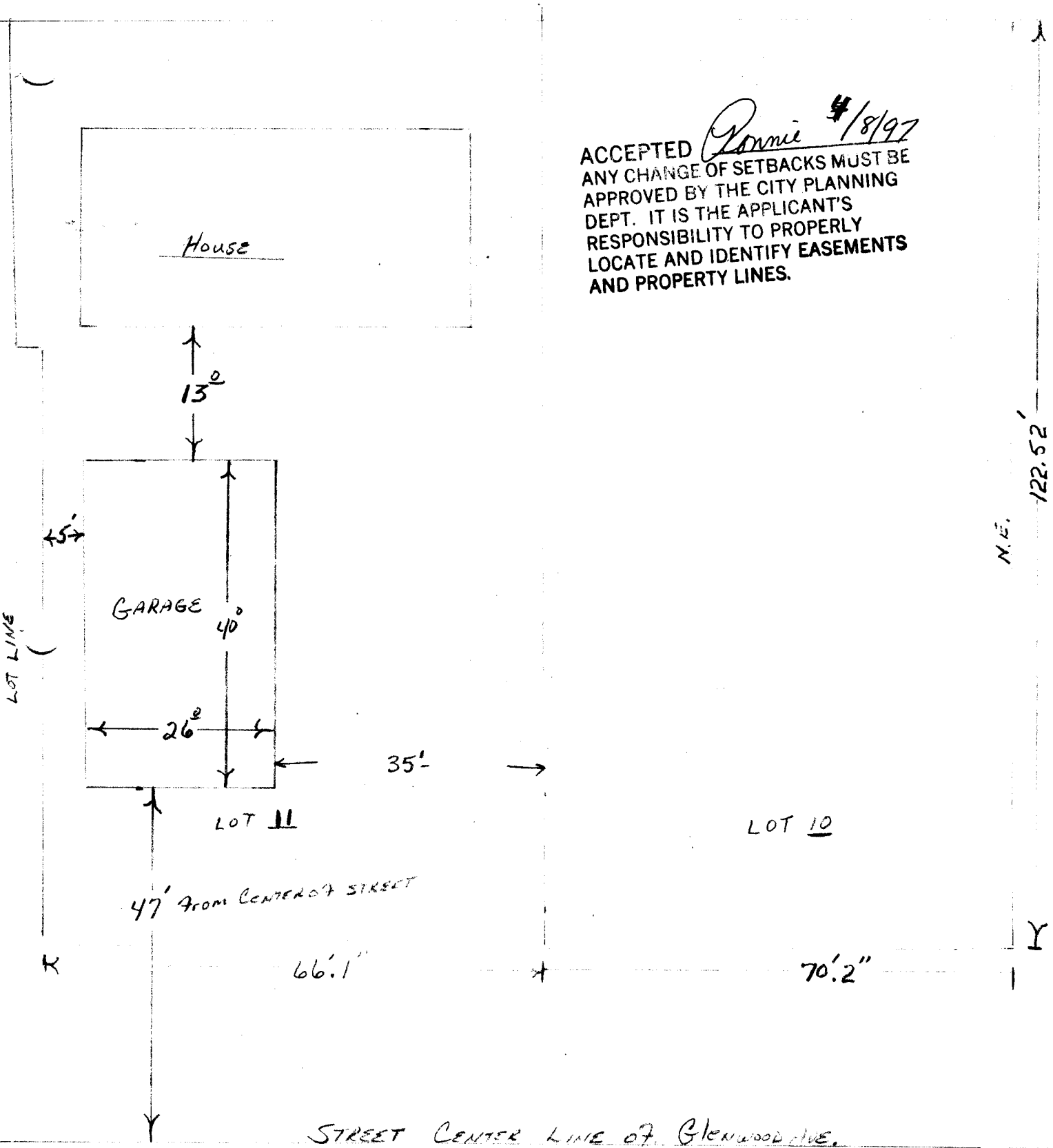
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Tracy Shupe Date 4/8/97

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)

ALLY way

ACCEPTED *Ronnie* 4/8/97
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.



888 Glenwood Ave.

RSF-8