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BLDG PERMIT NO. 60145

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

2003-0340-051

BLDG ADDRESS 1060 Grand Ave. TAX SCHEDULE NO. Parcel # 2945-141-41-013

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16 sq. Ft.

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) Approx. 5,543 sq. Ft.

(1) OWNER William J. + Janice K. Finnegan NO. OF DWELLING UNITS
BEFORE: 5 AFTER: 5 THIS CONSTRUCTION

(1) ADDRESS 1060 Grand Ave, Apt. 1

(1) TELEPHONE 970-256-9124 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT _____ USE OF EXISTING BLDGS Basement + Main Floor (Owner's Family)
Top Floor 3 Rental Apts.

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
(Remodel)

(2) TELEPHONE _____ Kitchen enlargement for refrigerator + Bathroom Enlargement

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 _____

SETBACKS: Front 20' from property line (PL) Parking Req't _____
or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height _____ 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 William J. Finnegan Janice K. Finnegan Date April 29, 1997

Department Approval Marcia Babidemp Date 4-30-97

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

Utility Accounting Little Debbie Date 4-30-97

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)

