

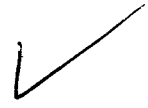
FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. None Req'd

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 2015 Grand Ave TAX SCHEDULE NO. 2945-134-01-007
 SUBDIVISION East Main St. Add. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120
 FILING _____ BLK 7 LOT 7 SQ. FT. OF EXISTING BLDG(S) 825±
 (1) OWNER James Keilman NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2015 Grand Ave NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 241-3471
 (2) APPLICANT _____ USE OF EXISTING BLDGS Home
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: Build
 (2) TELEPHONE _____ Storage Shed.

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 60%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 3' to eave from PL Rear 10' from PL
 Maximum Height 36'
 CENSUS 7 TRAFFIC 40 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 James Keilman Date 7-14-97
 Department Approval Antonia Costello Date 7-14-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 2002-480-034
 Utility Accounting Richardson Date 7-14-97

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)

