

*interior residential*

FEE \$	<u>N/C</u>
TCP \$	<u>—</u>
SIF \$	<u>—</u>



BLDG PERMIT NO. 161663

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**



3017-3260-03-2

BLDG ADDRESS 1267 Hermosa <sup>AV.</sup> CT TAX SCHEDULE NO. 2945-013-04-006

SUBDIVISION B+B Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK 1 LOT 16 SQ. FT. OF EXISTING BLDG(S) 1300 #

(1) OWNER DOUG DEAN NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1267 Hermosa

(1) TELEPHONE 970 245 7710 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT AL Candis USE OF EXISTING BLDGS Home

(2) ADDRESS P.O. Box 4388 S.W. Co. DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE 970 260 3052 interior only - garage to dining room

**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 —

SETBACKS: Front — from property line (PL) or — from center of ROW, whichever is greater Parking Req'mt —

Side — from PL Rear — from PL Special Conditions interior only

Maximum Height — CENSUS 10 TRAFFIC 21 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 M. L. Bombi Date 8-25-97

Department Approval Ronnie Edwards Date 8-25-97

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

Utility Accounting Attended Date 8-25-97

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)