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BLDG PERMIT NO. 61778

3004-0760-06-1

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 2860 1/2 HILL AVE TAX SCHEDULE NO. 2943-181-03-021
 SUBDIVISION MEEX'S SUB. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 192
 FILING BLK 3 LOT 15 SQ. FT. OF EXISTING BLDG(S) 1584
 (1) OWNER GEORGE KOEGER NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2860 1/2 HILL AVE NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 245-2115
 (2) APPLICANT RENT-A-SPOUSE ^{BENNY FEELY} USE OF EXISTING BLDGS RESIDENCE/GARAGE
 (2) ADDRESS 252 NASHUA CT. G.J. DESCRIPTION OF WORK AND INTENDED USE: BUILD
 (2) TELEPHONE 241-9665 ADDITION BED/BATH/CLOSET

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 single family use only
 Side 5' from PL Rear 15' from PL CENSUS 7 TRAFFIC 99 ANNEX# -
 Maximum Height 32'

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).

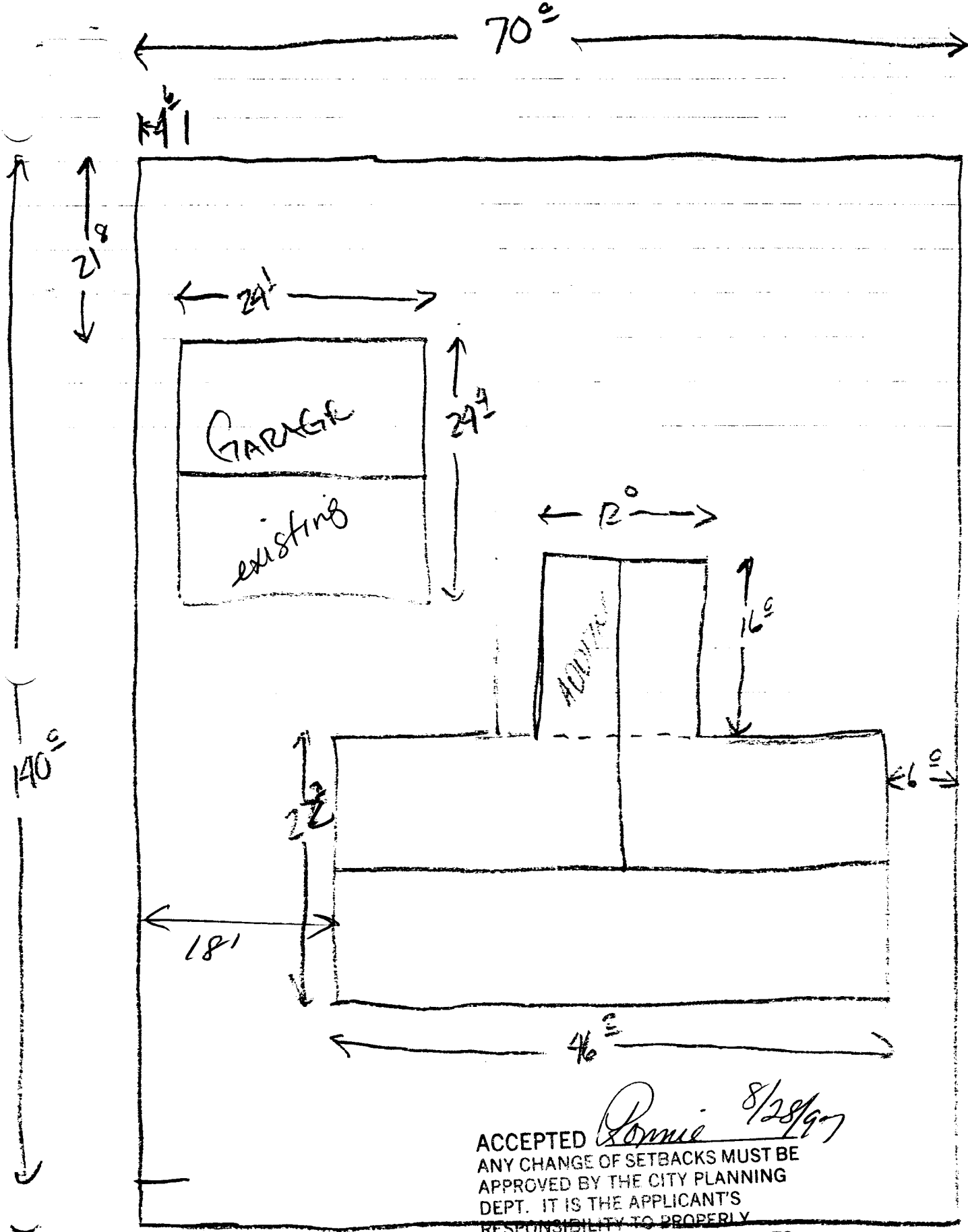
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Benny Feely Date 8-28-97
 Department Approval Pamela Edwards Date 8-28-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting Attended Date 8-28-97

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)



ACCEPTED *Ronie* 8/28/97
 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.