

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 62190

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

8189 5076
 BLDG ADDRESS 2020 Kennedy Ave TAX SCHEDULE NO. 2945-124-15-023
 SUBDIVISION Arcadia Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20' x 16'
 FILING _____ BLK 2 LOT 27 SQ. FT. OF EXISTING BLDG(S) 1281
 (1) OWNER Dan + Rebecca Wagner NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2020 Kennedy Ave
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 242-2906
 USE OF EXISTING BLDGS Garage House
 (2) APPLICANT Dan Wagner DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 2020 Kennedy Ave
 (2) TELEPHONE 242-2906 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't 2
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 3' to eave from PL Rear 3' to eave from PL
 Maximum Height 30'
 CENSUS 6 TRAFFIC 31 ANN# _____

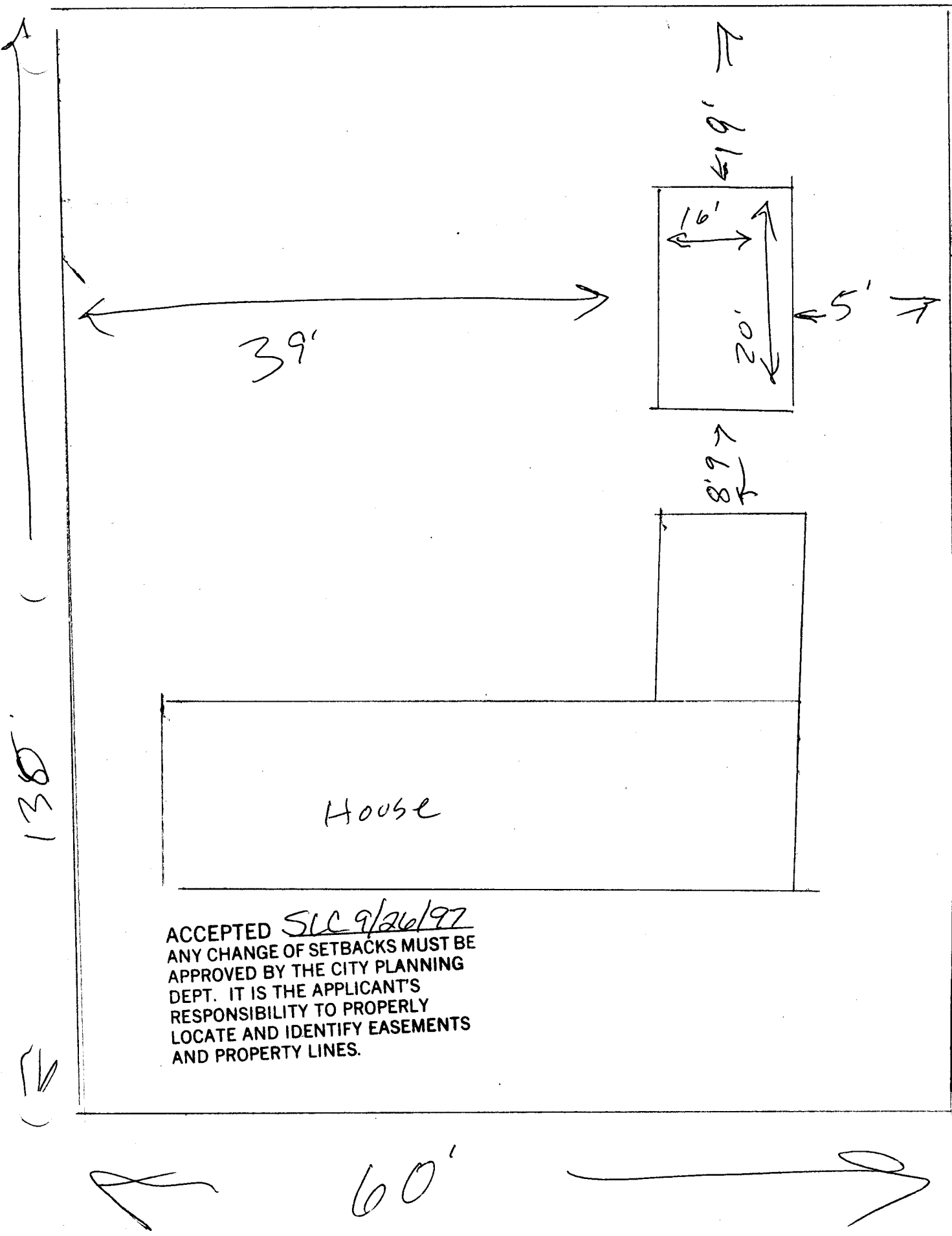
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Dan R. Wagner Date 9-26-97
 Department Approval Neeta J. Costello Date 9-26-97
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting J. Adams Date 9-26-97

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 SLC 9/26/97
 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.