

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. NA

JK

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 505 w main st. TAX SCHEDULE NO. 2945-154.20.004
 SUBDIVISION moberly SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120 sq. ft.
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1100 sq. ft.
 (1) OWNER Ellen Brown NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 505 w main st.
 (1) TELEPHONE 243-6458 NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: shed
 (2) TELEPHONE _____ replacing existing 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 RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 3' from PL Rear 3' from PL
 Maximum Height _____
 CENSUS 9 TRAFFIC 101 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 Ellen Brown Date 11-21-97
 Department Approval Kathy Valdez Date 11-21-97
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 83100 + R
 Utility Accounting N/A Check on Date 11-21-97

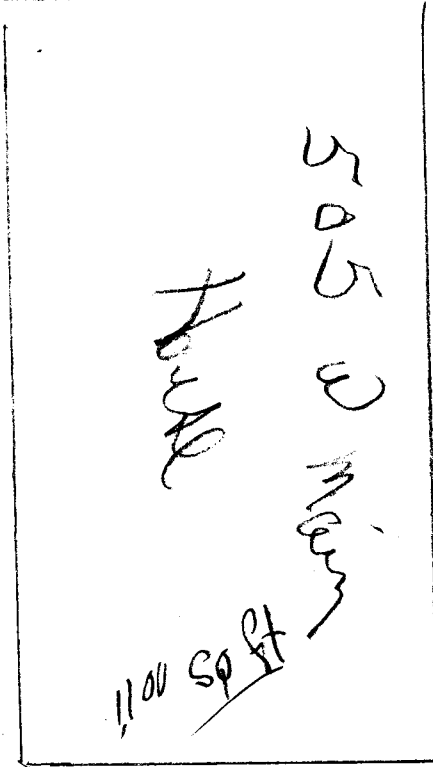
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

west main

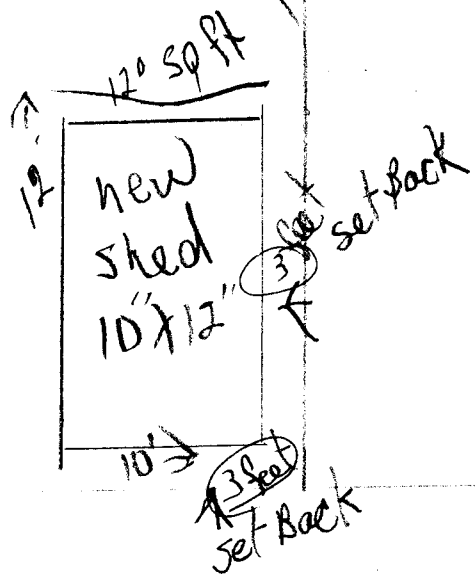
side walk

W
House



E
House

ACCEPTED XV 11-21-97
 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.



Ally