

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. _____

No permit recorded in Mesa CO records 2.11

177-149

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

BLDG ADDRESS 755 SWAUTERS TAX SCHEDULE NO. 2945-234-00-008

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,440

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1000

(1) OWNER G W Hoover NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS PO Box 3852

(1) TELEPHONE 970-2565854 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT G W Hoover USE OF EXISTING BLDGS residential house

(2) ADDRESS PO Box 3852 DESCRIPTION OF WORK AND INTENDED USE: Residential garage (detached)

(2) TELEPHONE 970-2565854

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 I-2 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) or 15' from center of ROW, whichever is greater Parking Req'mt _____

Side 3' from PL Rear 3' accessory from PL Special Conditions Non-conforming use - used RSEB setbacks

Maximum Height _____ CENSUS B TRAFFIC 80 ANNX# _____

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 [Signature] Date 12/21/97

Department Approval [Signature] Date 12/22/97

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

Utility Accounting [Signature] Date 12/22/97

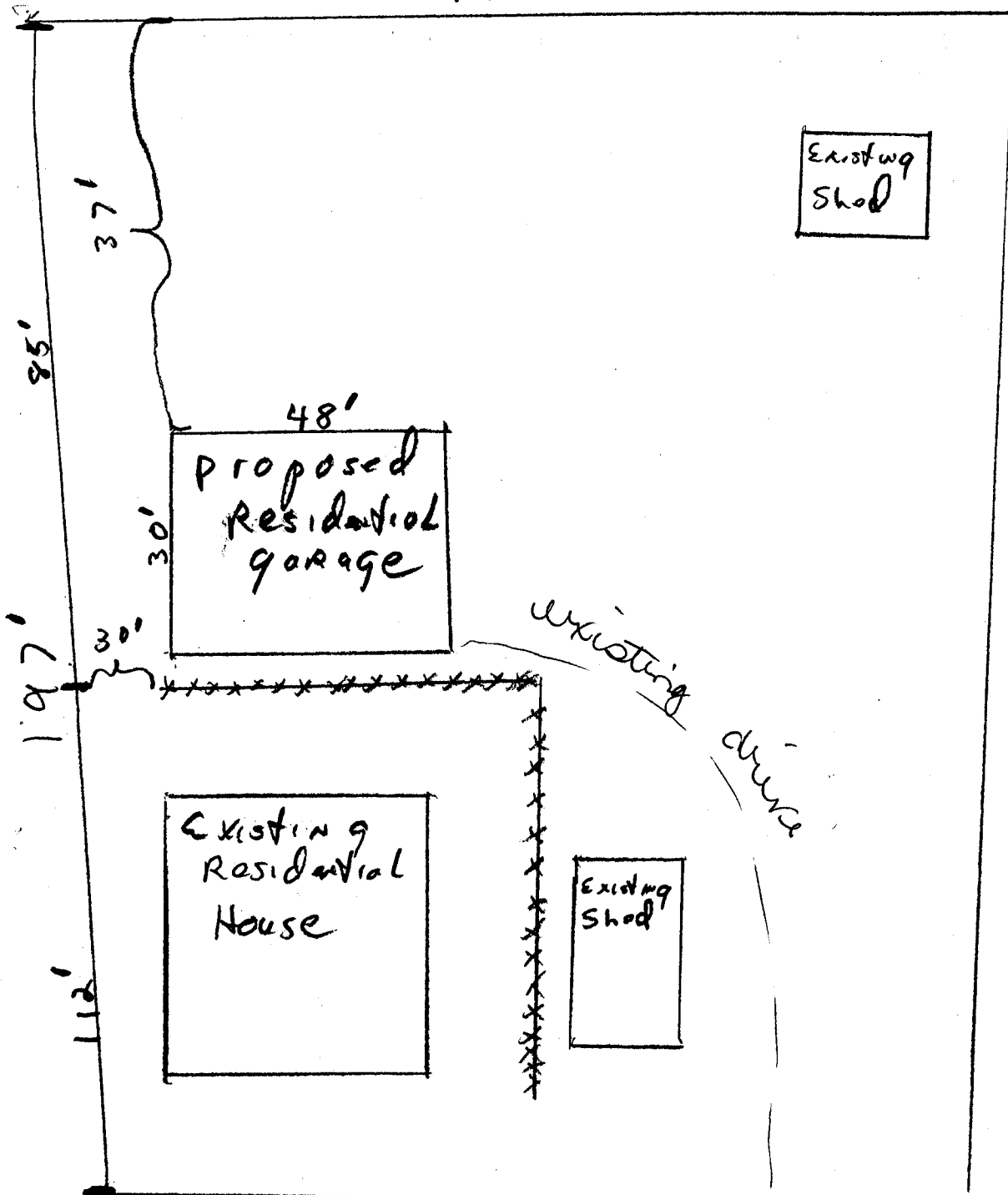
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

W

2945-234-00-008
.8 acres

186'



186' N

172'

ACCEPTED *Ronnie 12/22/97*
 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.

E

755 SFAuthens Ave, Grand Junction, Colorado