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BLDG PERMIT NO. 600414

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2117 N. 15th St. TAX SCHEDULE NO. 2975-122-00-087
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 36' X 36'
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 900'
 (1) OWNER Mark B Keele NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2117 N. 15th St.
 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT same USE OF EXISTING BLDGS Home
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE _____ Garage - Taking down old 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'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 3' from PL Rear 3' to eave from PL
to eave Maximum Height 32'
 CENSUS 6 TRAFFIC 28 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 Mark B Keele Date Aug 3, 1998
 Department Approval Santa Costello Date 8-3-98

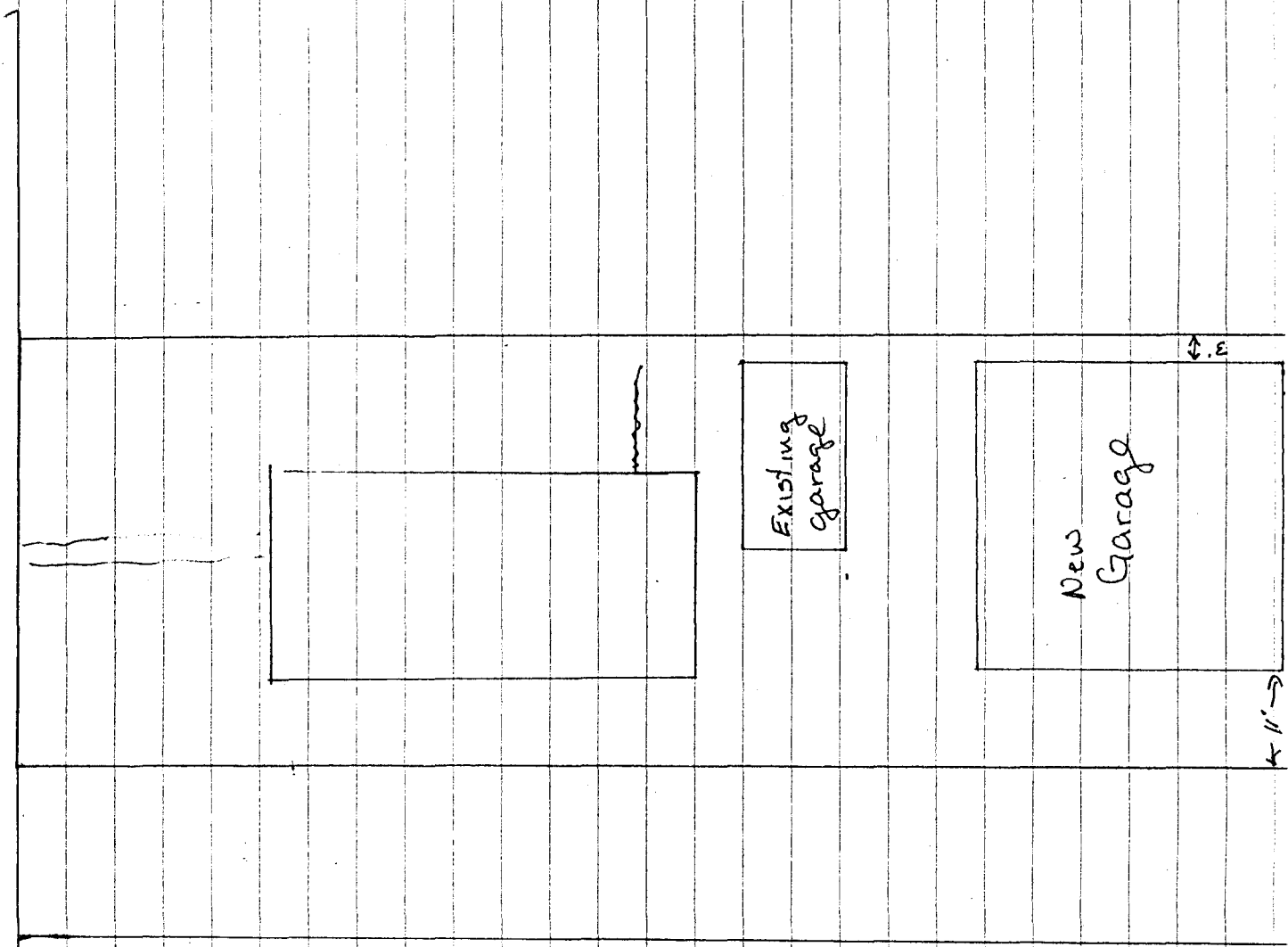
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A 11466-7118

Utility Accounting C. Hendricks Date 8-3-98

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)

N. 15th



Existing
Garage

New
Garage

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