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BLDG PERMIT NO. 101032

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 1363 Nth 17th St TAX SCHEDULE NO. 2945-123-24-012

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 64 sq ft

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 1000 sq ft

(1) OWNER Tom & Helen Kennedy NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(1) ADDRESS 1363 Nth 17th St

(1) TELEPHONE 243 8916 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(2) APPLICANT Jake Gallegos USE OF EXISTING BLDGS Leave in  
~~washer & dryer, toilet sink~~ <sup>Sink</sup>

(2) ADDRESS 372 Rosevale DESCRIPTION OF WORK AND INTENDED USE: Build 8'

(2) TELEPHONE # 2564587 by 8' washer, dryer, toilet & sink

**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 RSE 2 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or 43' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 10 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 Jake Gallegos Date 8-26-98

Department Approval [Signature] Date 8-27-98

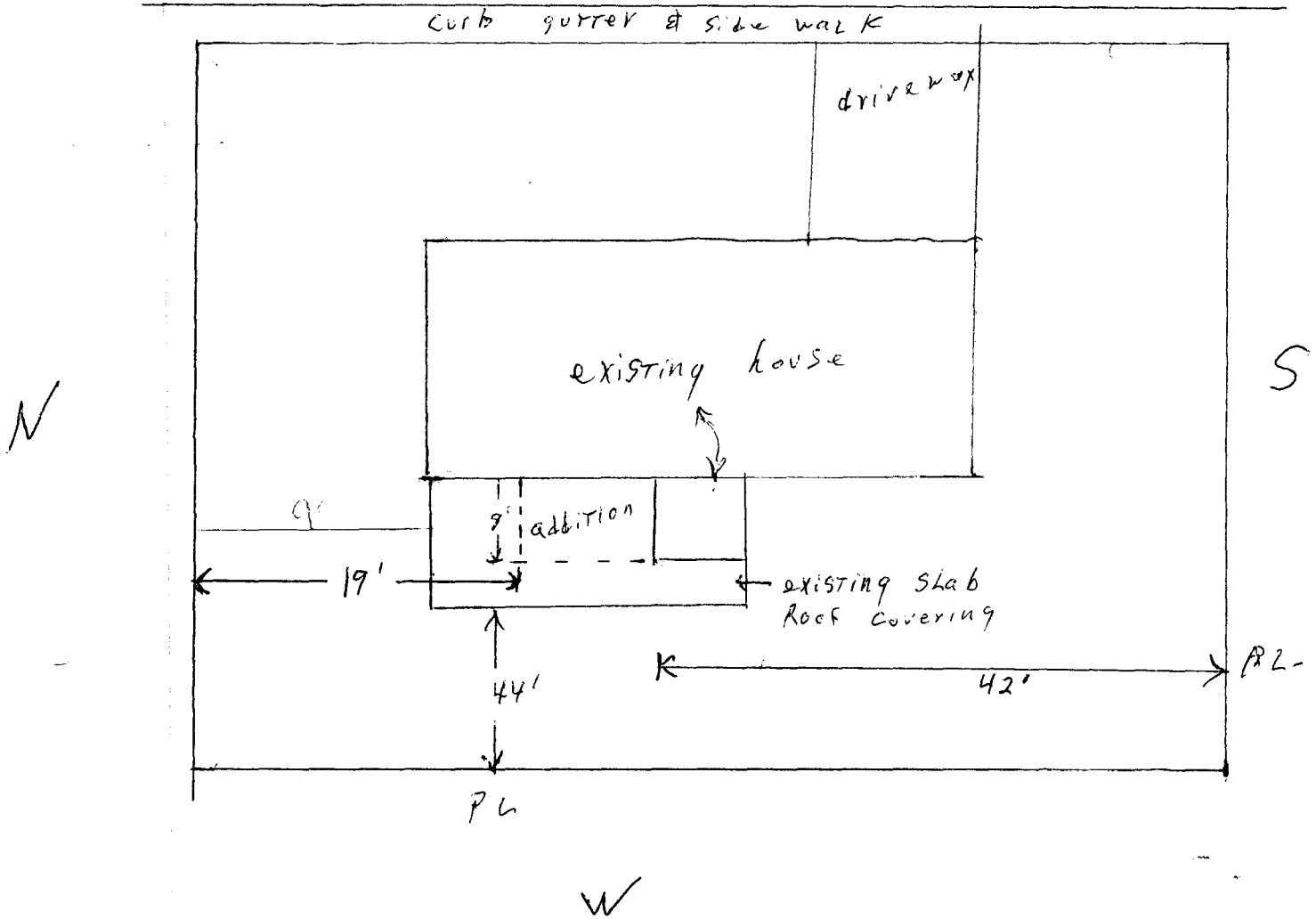
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 8408-5213

Utility Accounting [Signature] Date 8-27-98

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)

1363 NTH 17TH ST



ACCEPTED

2/10/27/98

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.