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BLDG PERMIT NO. 67646

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

BLDG ADDRESS 457 N. 19th St TAX SCHEDULE NO. 2945-132-16-004
 SUBDIVISION Slocomb Add. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2894
 FILING _____ BLK 4 LOT 26-27 5/2 28 SQ. FT. OF EXISTING BLDG(S) 100 # ±
 (1) OWNER Clayton S. & Tammie Y. Binkley NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 457 N. 19th St. Grand Jct. Co.
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 970-245-3923 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT owner USE OF EXISTING BLDGS Home / Shed
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ Addition

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 5' from PL Rear 15 from PL
 Maximum Height 32' CENSUS 7 TRAFFIC 38 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 Tammie Binkley Date 11-10-98
 Department Approval Santa J. Costello Date 11-10-98

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

Utility Accounting K. Durca Date 11/10/98

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)

REVISED KKA 11/17/98
ACCEPTED SLC 11.10.98
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.

