

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 65614

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>1410 N 19th ST</u>	TAX SCHEDULE NO. <u>2945-124.15-029</u>
SUBDIVISION <u>—</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>230 sq ft.</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>1348</u>
(1) OWNER <u>JOE THOMAS</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1410 N 19th ST.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242-4495</u>	USE OF EXISTING BLDGS <u>RESIDENCE</u>
(2) APPLICANT <u>Same.</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>—</u>	
(2) TELEPHONE <u>—</u>	<u>Car PORT.</u>

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 <u>RSF-8</u>	Maximum coverage of lot by structures <u>—</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt <u>—</u>
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Special Conditions <u>—</u>
Maximum Height <u>32'</u>	
	CENSUS <u>10</u> TRAFFIC <u>31</u> 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 <u>Joe Thomas</u>	Date <u>6/15/98</u>
Department Approval <u>H. Valdez</u>	Date <u>10-15-98</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 8331-5164

Utility Accounting Richardson Date 6-15-98

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)

Prop line

24'-0"

Existing house

New Garage

39'-0"

Prop line

30'-0"

ACCEPTED KV 10-1598
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.

Kennedy

19th

N