

FEE \$	0
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 63771

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 1620 Nth 23rd TAX SCHEDULE NO. 2945-124-08-019
 SUBDIVISION Bixby Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING — BLK 1 LOT 19 SQ. FT. OF EXISTING BLDG(S) 900 ±
 (1) OWNER RAY CAMPUS NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1620 Nth 23rd
 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE —
 USE OF EXISTING BLDGS Home
 (2) APPLICANT SHANE WASHINGTON
 DESCRIPTION OF WORK AND INTENDED USE: TRUSS
 (2) ADDRESS 95 WALNUT AVE
Roof over existing flat roof carport.
 (2) TELEPHONE 245-6811

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 50' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions —
 Maximum Height 32'
 CENSUS 6 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).

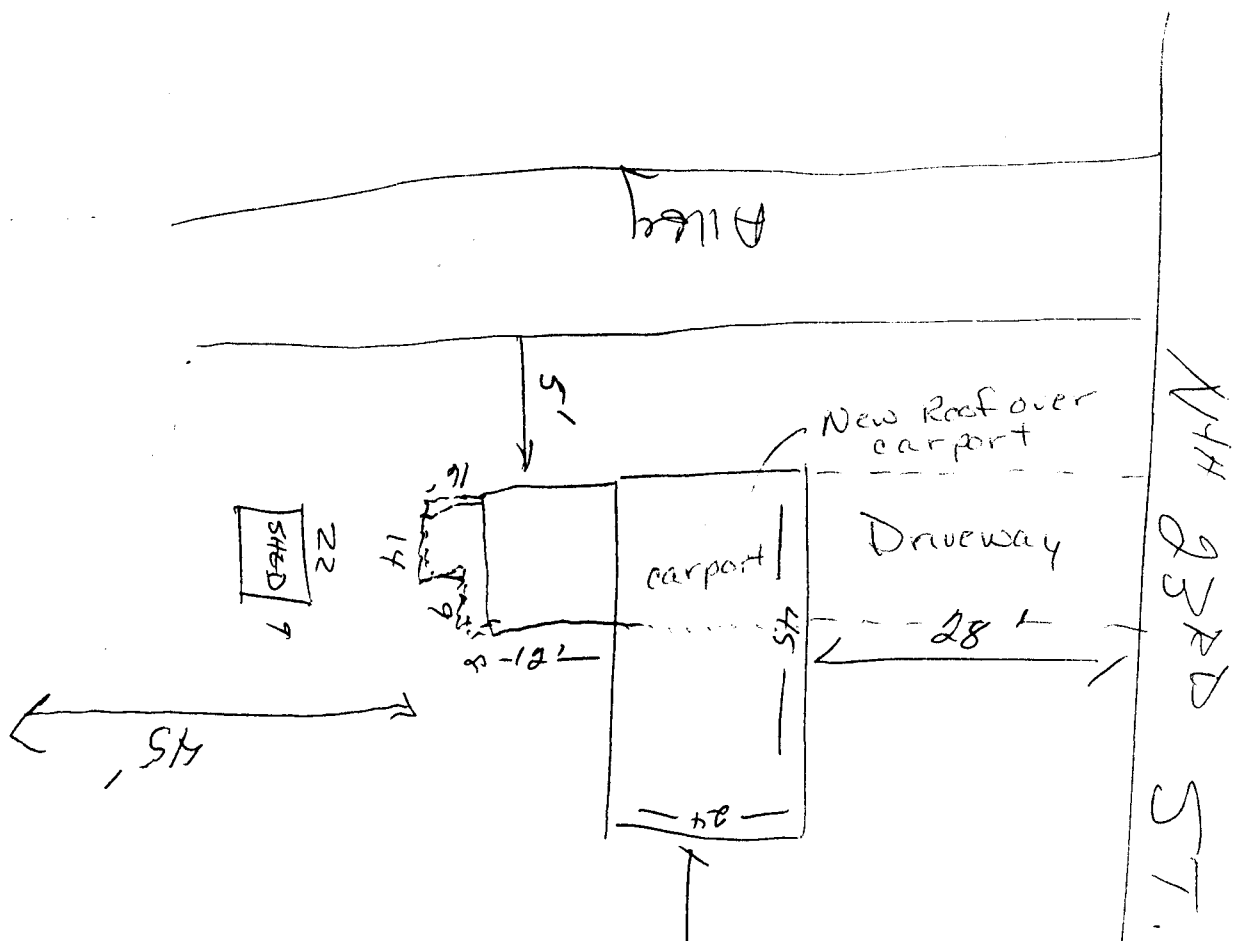
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Shane Washington Date FEB 19 1998
 Department Approval Santa Castello Date 2-19-98

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. No change
 Utility Accounting — Date 2/19/98

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)



ACCEPTED SLC 2-19-98
 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.