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BLDG PERMIT NO. 165891

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 1731 N 3RD ST TAX SCHEDULE NO. 2945-113-02-C14
 SUBDIVISION Sherwood Add. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 215
 FILING — BLK 4 LOT 16 SQ. FT. OF EXISTING BLDG(S) 1693
 (1) OWNER MICHAEL E. & ANN PETERSON NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1731 N 3RD ST.
 (1) TELEPHONE 295-6454 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME AS ~~AD~~ USE OF EXISTING BLDGS RESIDENCE
 (2) ADDRESS OWNER DESCRIPTION OF WORK AND INTENDED USE: ADD
 (2) TELEPHONE 215 sq ft; FAMILY ROOM, SEW ROOM, ↗
REMODEL BATH TO 3/4 BATH

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-5 Maximum coverage of lot by structures 3570
 SETBACKS: Front 20' from property line (PL)
 or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' _____
 CENSUS 4 TRAFFIC 34 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).

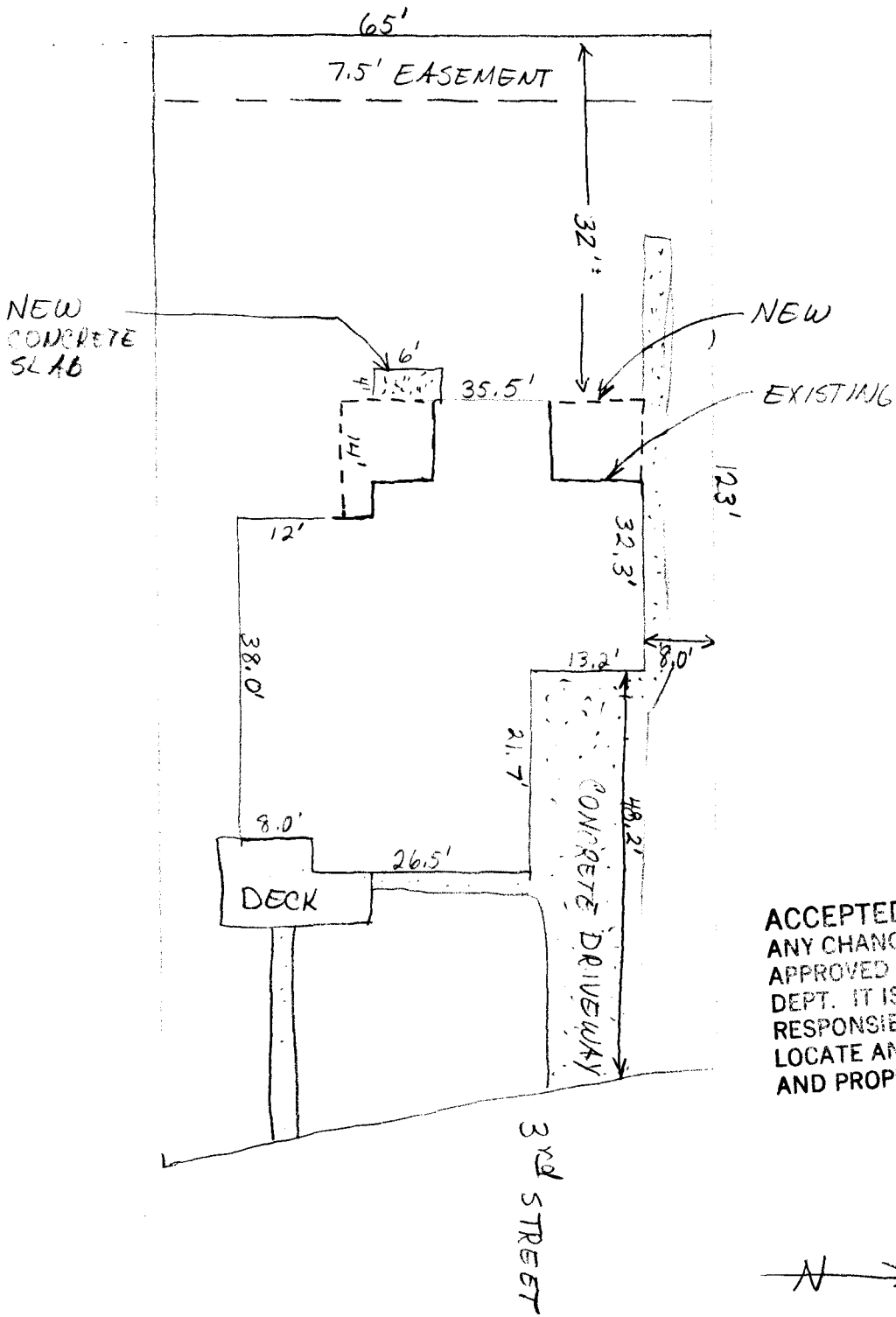
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature x [Signature] Date June 26, 1998
 Department Approval [Signature] Date 6-26-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. TR 85679
 Utility Accounting [Signature] Date 6-26-98

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 6-26-98
 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.

PETERSON ADDITION
 1731 N. 3rd ST.
 G.J. CO