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BLDG PERMIT NO 02032

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 940 N. 8th TAX SCHEDULE NO. 2945-141-10-002
 SUBDIVISION City of G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION none
 FILING - BLK 19 LOT part of 1-5 SQ. FT. OF EXISTING BLDG(S) -
 (1) OWNER Ken KNAVE NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 940 N 8TH
 (1) TELEPHONE 256-8937 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 0 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS home
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ replacing existing porch post

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 RMF-32 Maximum coverage of lot by structures 60%
 SETBACKS: Front 45 from property line (PL) or 20 from center of ROW, whichever is greater Parking Req'mt 2
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height 32' CENSUS 2 TRAFFIC 36 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 [Signature] Date 8/10/98
 Department Approval Ronnie Edwards Date 8/10/98

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

Utility Accounting [Signature] Date 8-10-98

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)