

FEE \$	10 ⁻
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 64760

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

BLDG ADDRESS 1805 N. 8th TAX SCHEDULE NO. 2945-114-09-012
 SUBDIVISION Mesa Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 238
 FILING - BLK 1 LOT 14 SQ. FT. OF EXISTING BLDG(S) 875
 (1) OWNER SHERRY J DEANE NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 68 WEANT BLD
 (1) TELEPHONE (970) 963-9234 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS RES
 (2) ADDRESS 1805 N 8th DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE _____ ADDITION - BEDROOM

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 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL
 Maximum Height 36' CENSUS 5 TRAFFIC 33 ANN# _____

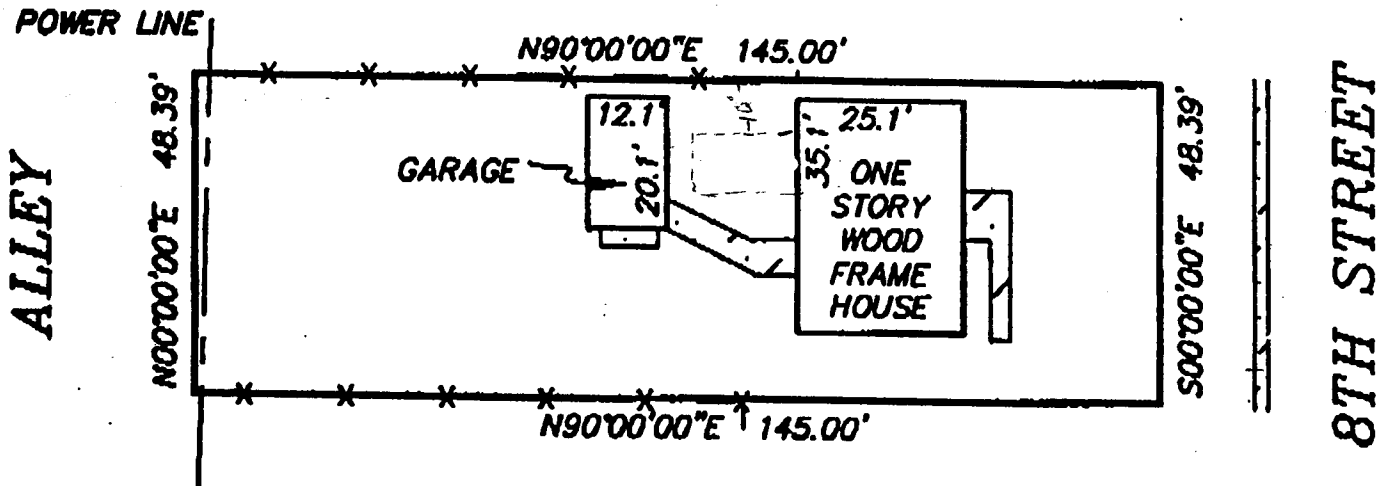
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 [Signature] Date 4/13/98
 Department Approval [Signature] Date 4-13-98
 Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting [Signature] Date 4-13-98

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 311 4.13.98
 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.

DESCRIPTION: LOT 16 IN BLOCK 1 OF MESA SUBDIVISION, MESA COUNTY, COLORADO.

ADDRESS: 1805 NORTH 18TH STREET

TAX SCHEDULE: 2945-114-09-012

MERIDIAN LAND TITLE: 518487

