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BLDG PERMIT NO. 68037

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

2709 N 8th Ct

BLDG ADDRESS 2709 N 8TH CT TAX SCHEDULE NO. 2945-024-10-002

SUBDIVISION Walker Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 308

FILING _____ BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Gretchen Davis NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2709 N 8TH CT NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Gretchen Davis USE OF EXISTING BLDGS Residence

(2) ADDRESS 2709 N 8TH CT DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE (970) 241-1790 Addition, Sun Room

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-4 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____

Side 7' from PL Rear 30' from PL Special Conditions _____

Maximum Height 32' CENSUS 10 TRAFFIC 23 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 Gretchen Davis Date 12/14/98

Department Approval A. Valdez Date 12-14-98

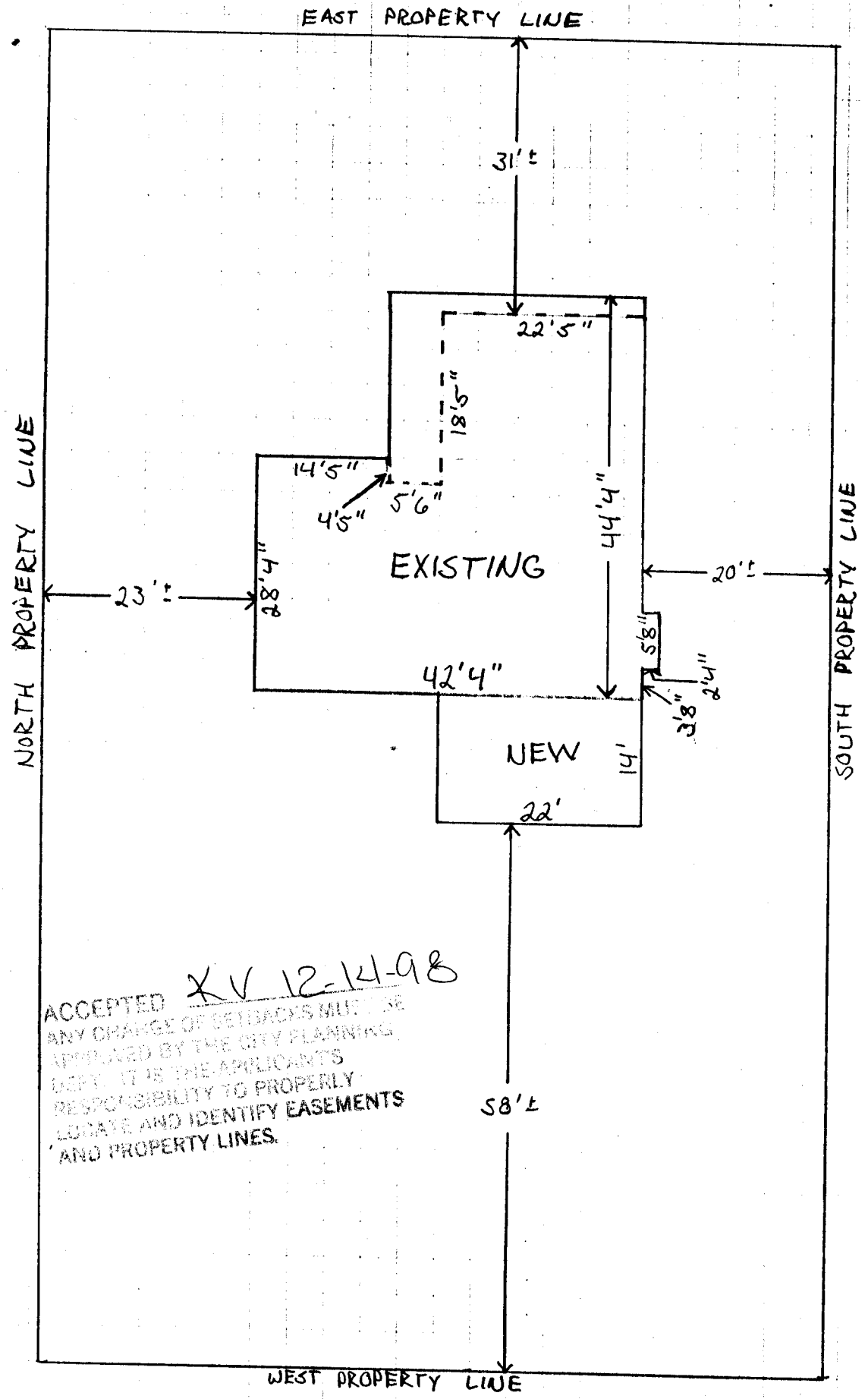
Additional water and/or sewer tap fee(s) are required. YES _____ NO W/O No. 13017-8133 TR-87834

Utility Accounting Chris... Date 12-14-98

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)

N 84 1/2



ACCEPTED XV 12-14-98
 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.

58'±

15.96% coverage of lot by Existing and New Structure