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BLDG PERMIT NO. 166170

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

1964-1217 Toby Cruz **Community Development Department**
~~Current~~ Current Cust.

BLDG ADDRESS 412 Chulavita TAX SCHEDULE NO. 2945-154-27-024

SUBDIVISION Cramer Sub Amended SQ. FT. OF PROPOSED BLDG(S)/ADDITION 289

FILING — BLK 3 LOT 1/2 4127 SQ. FT. OF EXISTING BLDG(S) ~~774~~ 820
add 7 28

(1) OWNER Sheri Rose NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 412 Chulavita NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Dale Scialbica USE OF EXISTING BLDGS Home

(2) ADDRESS 796 23rd St SE 8150 DESCRIPTION OF WORK AND INTENDED USE: Handicap

(2) TELEPHONE 243-7612 Ramp & Deck

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 KSF-8 Maximum coverage of lot by structures 45%

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

Side 5' from PL Rear 15' from PL Special Conditions —

Maximum Height 32' CENSUS 9 TRAFFIC 101 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 Dale Scialbica Date 7/16/98

Department Approval Santa Costello Date 7-16-98

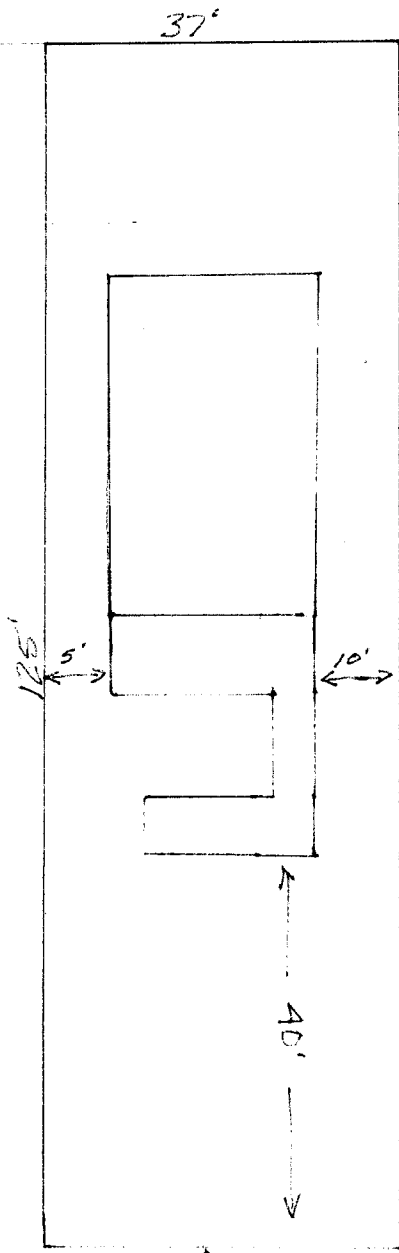
Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. New Sheri Rose Acct. Prem. 1217

Utility Accounting Abundant Date 7-16-98

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)

412 Chuluota Ave.



ACCEPTED SLC 7-16-98
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.