

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. _____

*Expired
no permit
issued*

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

BLDG ADDRESS 324 Fair View Ave TAX SCHEDULE NO. 2945-154-23-014
 SUBDIVISION Mobley's Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 168
 FILING _____ BLK 12 LOT 9 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Chelsea Bethan NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 324 Fair View Ave
 (1) TELEPHONE 256-7935 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS home + shed
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: bedroom
 (2) TELEPHONE _____ and bathroom addition

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-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20 from property line (PL)
 or 45 from center of ROW, whichever is greater Parking Req't _____
 Side 5 from PL Rear 15 from PL Special Conditions _____
 Maximum Height 32
 CENSUS 9 TRAFFIC 101 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 Chelsea Bethan Date 9-11-98
 Department Approval Kathleen M. Porter Date 9/11/98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No: _____
 Utility Accounting Debi Overholt Date 9-11-98

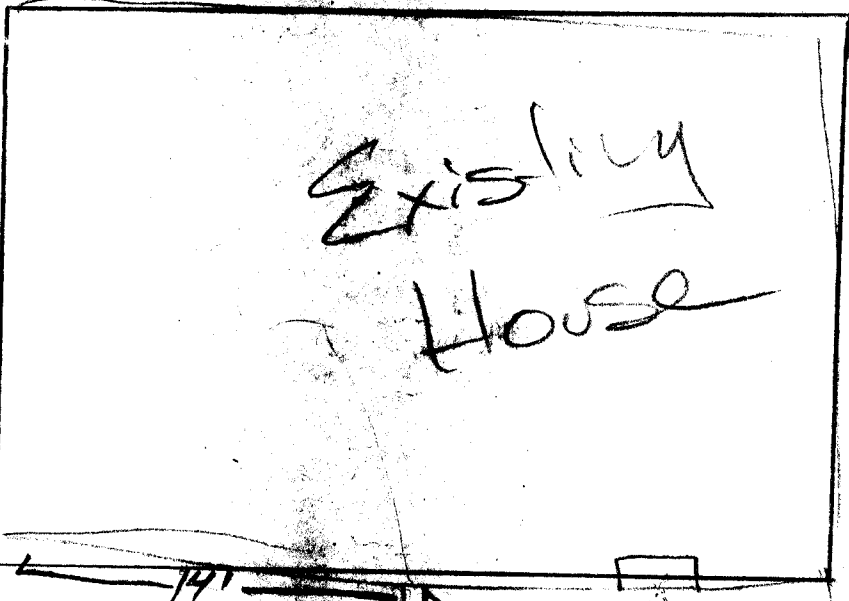
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

324

Fairview

Garage



Existing House

Bedroom

Bathroom

ACCEPTED KP 9/11/98
 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.



75 ft

20 7"

15' No more

50 ft