

FEE \$	N/C
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 03250

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1416 GLENWOOD TAX SCHEDULE NO 2945-123-00-060

SUBDIVISION Grandview Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1056 #

FILING --- BLK --- LOT --- SQ. FT. OF EXISTING BLDG(S) 602 #

(1) OWNER LYNDA AMERSON NO. OF DWELLING UNITS BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 1416 GLENWOOD

(1) TELEPHONE 970-248-7300 (wk.) NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS residences & storage bldg.

(2) ADDRESS P.O. Box 4415 DESCRIPTION OF WORK AND INTENDED USE: 2nd unit.

(2) TELEPHONE GRAND Jct, Co. 81502

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 _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side 10' Principal from PL Rear 20' principal from PL Special Conditions _____
3' accessory from PL Rear 10' accessory from PL
 Maximum Height 32'

CENSUS 6 TRAFFIC 31 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 Lynnda Ameron Date 4-6-98

Department Approval Ronnie Edwards Date 4-6-98

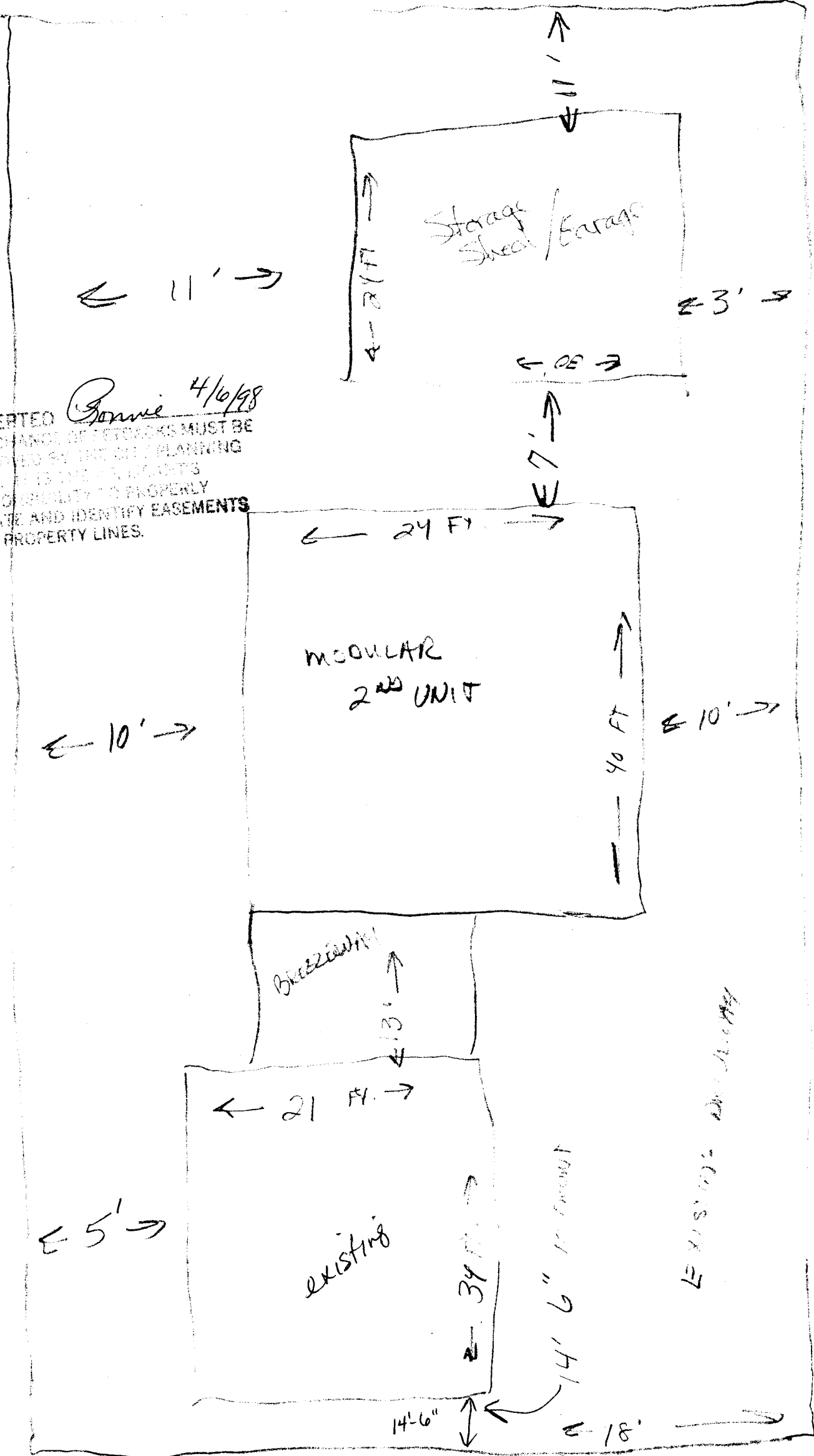
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11161

Utility Accounting [Signature] Date 4/6/98

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)

BACK



ACCEPTED
 ANY CHANGE OF EASEMENTS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE PLANNING DEPT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Ronnie 4/6/98

15' ST.

1416 GLENWOOD

FRONT