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BLDG PERMIT NO. N/A

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

BLDG ADDRESS 604 Grand Ave TAX SCHEDULE NO. 2945-142-42-011
 SUBDIVISION City of G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8x10
 FILING - BLK 72 LOT 30-31 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Jim Golden NO. OF DWELLING UNITS
 BEFORE: 5 AFTER: 5 THIS CONSTRUCTION
 (1) ADDRESS 1
 (1) TELEPHONE 1 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Trevina Perry USE OF EXISTING BLDGS Apts.
 (2) ADDRESS 604 Grand Ave DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 255-8169 Putting shed on property (portable)

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 B-1 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'~~ E-0' from PL Rear N-10' from PL
 Maximum Height 40'
 CENSUS 3 TRAFFIC 35 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).

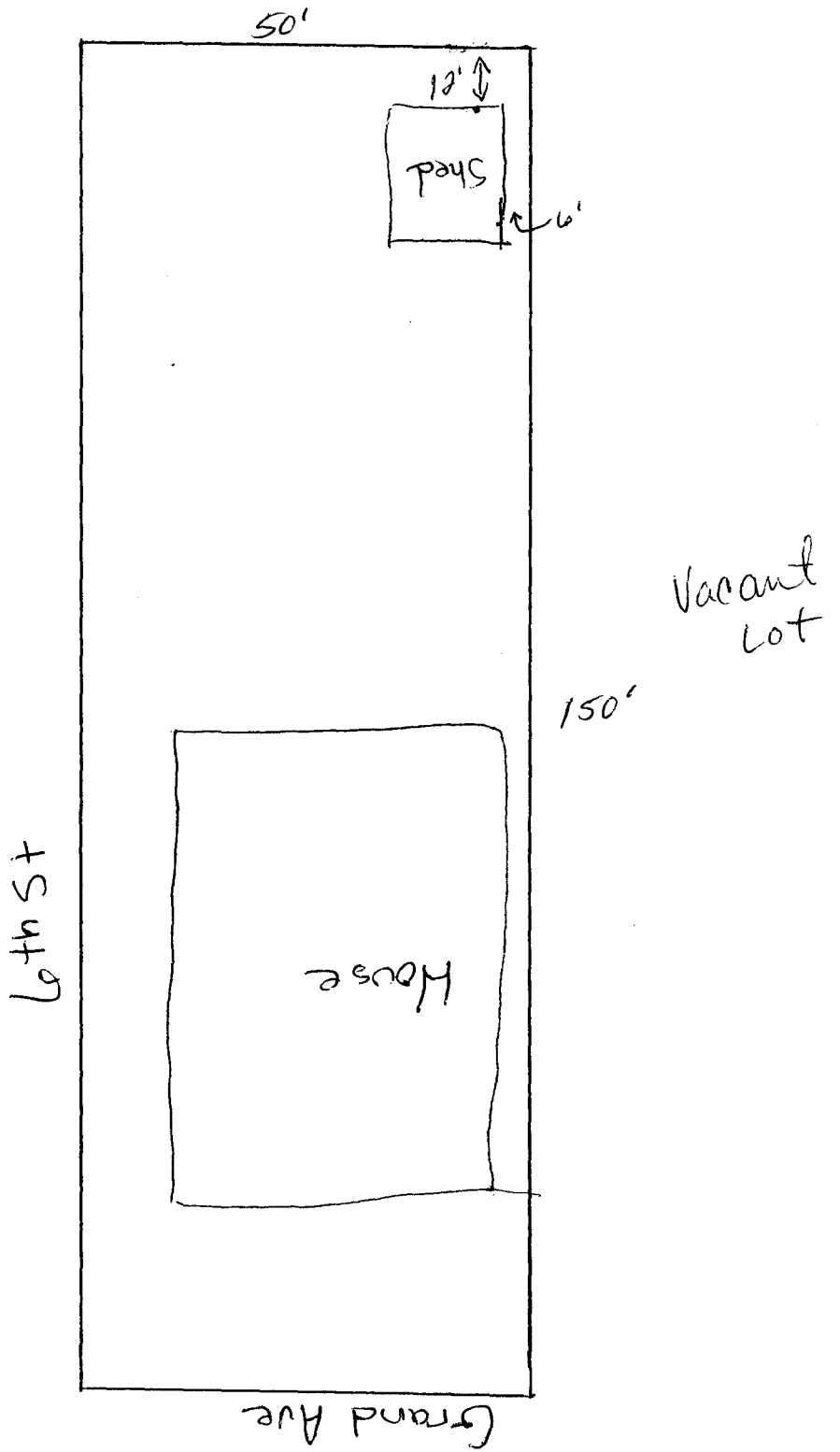
Applicant Signature Trevina Perry Date 10-14-98
 Department Approval Ante J. Costello Date 10-14-98

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

Utility Accounting [Signature] Date 10/14/98

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)



ACCEPTED SLC 10-14-98
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.