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TCP \$	—
SIF \$	—



BLDG PERMIT NO. 103794

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

3507-2(177)
21

BLDG ADDRESS 1908 Grand Ave. TAX SCHEDULE NO. 2945-131-18-023
 SUBDIVISION Parkland SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1965 ft²
 FILING _____ BLK 10 LOT 16 SQ. FT. OF EXISTING BLDG(S) ~~7,040 ft²~~ 1046 ft²
 (1) OWNER Darrell McClaskey NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1908 Grand Ave.
 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Dave McClaskey USE OF EXISTING BLDGS Home/Garage
 (2) ADDRESS ~~243~~ 1908 Grand Ave. DESCRIPTION OF WORK AND INTENDED USE: Addition
 (2) TELEPHONE 243-9385 to extend living space in kitchen & living rm.

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 60%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 50' from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL
 Maximum Height 36'
 CENSUS 7 TRAFFIC 38 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 D. McClaskey Date 2-3-98

Department Approval Antonia Costello Date 2-3-98

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

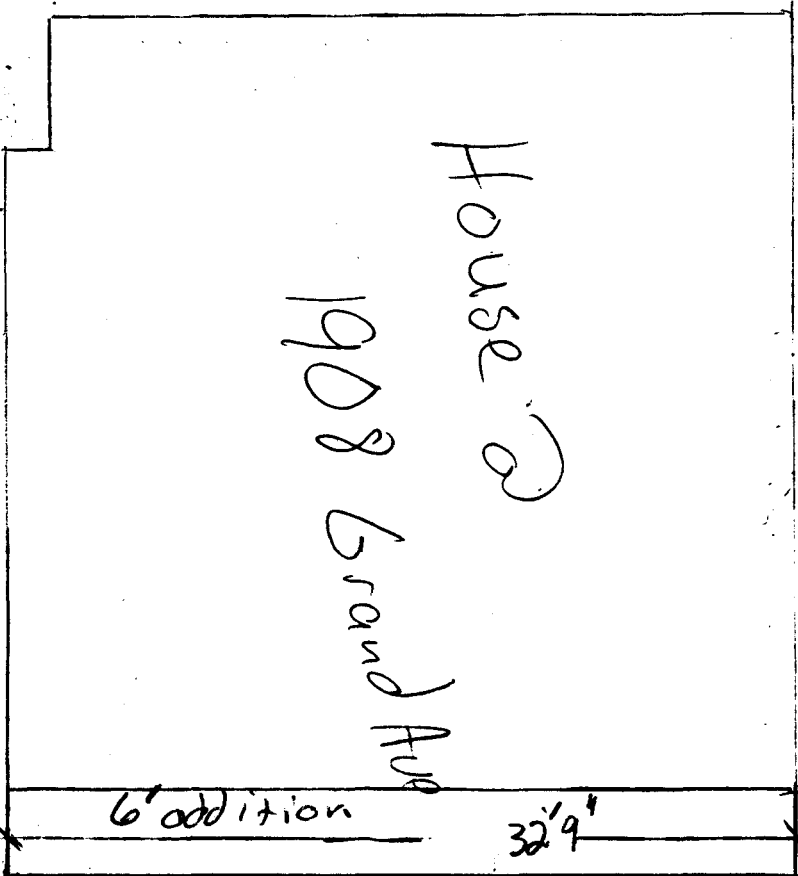
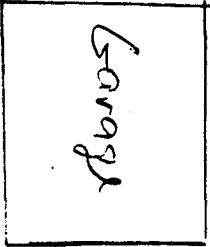
Utility Accounting Chm Cole Date 2/3/98

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)

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ACCEPTED SLC 2.3.98
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.



1908 Grand Ave

Property line →

Property line →

59'
123'9"
32'9"
36'
20'6"

18'7"

6' addition

32'9"

10'

60'4"

30'

50'6"

Sidewalk

GRAND AVE.

Center ln.