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BLDG PERMIT NO. 64354

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 147 Hall TAX SCHEDULE NO. 2945-113-02-006
 SUBDIVISION Sherwood Add. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1000
 FILING BLK 4 LOT 6 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER BAYLE KARREUS NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 147 Hall NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 249-8140 USE OF EXISTING BLDGS garage/home
 (2) APPLICANT PAUL KARREUS DESCRIPTION OF WORK AND INTENDED USE: shed addition to existing garage
 (2) ADDRESS 147 Hall
 (2) TELEPHONE same

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-5 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 Special Conditions _____
 Side 3' from PL Rear 10' from PL
 Maximum Height 32' CENSUS 4 TRAFFIC 34 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 Paul Karreus Date 3-18-97
 Department Approval Ronnie Edwards Date 3-18-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting Debi Overholt Date 3-18-98

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)

↑ STREET

HOUSE

APPROX
10x10
ADDITION

YARD

garage

5'
↕

Tree

ACCEPTED Ronnie 3/18/97
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.

BACKYARD