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BLDG PERMIT NO. 66056

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 559 Hill Ave TAX SCHEDULE NO. 2945-142-20-007
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK 38 LOT 14-16 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Don Richardson NO. OF DWELLING UNITS
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) ADDRESS 559 Hill Ave
 (1) TELEPHONE 245-4619 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Darla Krummel USE OF EXISTING BLDGS multifam
 (2) ADDRESS 2887 D Rd G.J. DESCRIPTION OF WORK AND INTENDED USE: replace
 (2) TELEPHONE 242-7741 wood stairs + deck with iron

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 45' from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL
 Maximum Height 30' CENSUS 3 TRAFFIC 35 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 Darla Krummel Date 7-8-98
 Department Approval K. Valdez Date 7-8-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 5459-3414

Utility Accounting at standard Date 7-8-98

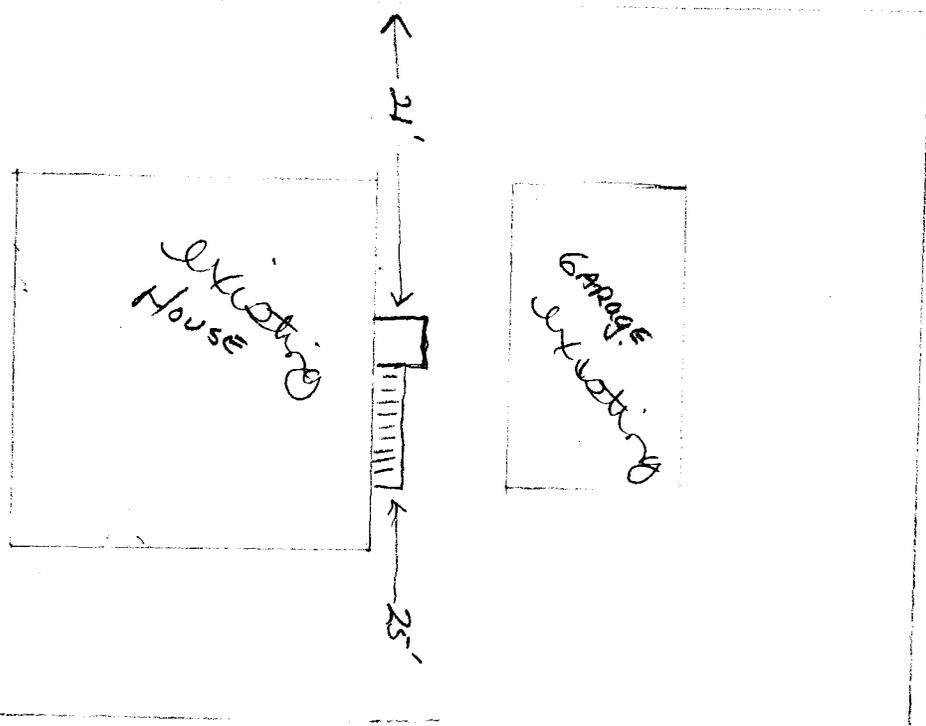
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED XV 7-8-98
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.

6th

70'



75'

Hill Ave

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