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BLDG PERMIT NO. UUU42

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 1709 LAVETA AV. TAX SCHEDULE NO. 2945-233-03-006

SUBDIVISION Orchard Mesa Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2113

FILING _____ BLK 9 LOTS 2445-4523 SQ. FT. OF EXISTING BLDG(S) 1887

(1) OWNER Mrs. Howard Kelley NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1709 LAVETA AVE.

NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 249-4956

(2) APPLICANT G.C.M. ENTERPRISES USE OF EXISTING BLDGS SINGLE FAML RESIDENCE

(2) ADDRESS 573 S. COMMERCIAL DR DESCRIPTION OF WORK AND INTENDED USE: ADD 2nd

(2) TELEPHONE 248-0025 STOREY BEDROOMS + BATHS.

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-14

Maximum coverage of lot by structures 50%

SETBACKS: Front 45 from property line (PL)
or 20 from center of ROW, whichever is greater

Parking Req'mt _____

Side 10' from PL Rear 20' from PL

Special Conditions _____

Maximum Height 30'

CENSUS 13 TRAFFIC 87 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 [Signature] Date 8-25-98

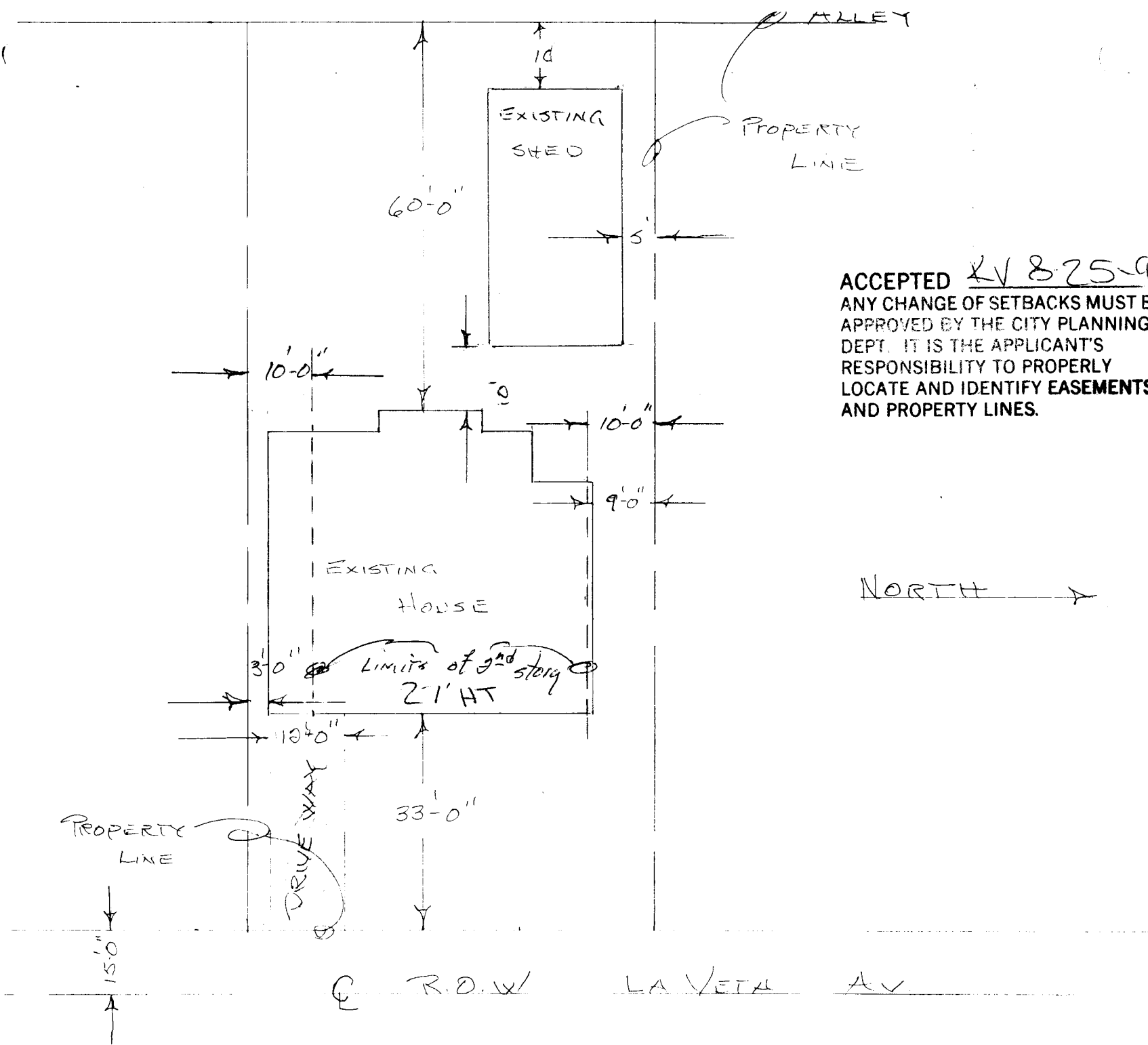
Department Approval [Signature] (KA) Date 8-25-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 18646-11952

Utility Accounting [Signature] Date 8-25-98

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 KV 8-25-98
 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.

NORTH →