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BLDG PERMIT NO. 65870

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

2945-0144-00112

BLDG ADDRESS 633 Lee Ave TAX SCHEDULE NO. 2741-334-05-05-4

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2128

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 3024

(1) OWNER Jason Willard NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 633 Lee Ave NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 245-4963 USE OF EXISTING BLDGS Home/Shed

(2) APPLICANT Jason Willard DESCRIPTION OF WORK AND INTENDED USE: Replace old hmw/new hmw.

(2) ADDRESS —

(2) TELEPHONE —

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-R Maximum coverage of lot by structures 25%

SETBACKS: Front 20' from property line (PL) or 50' from center of ROW, whichever is greater Parking Req'mt 2

Side 15' from PL Rear 30' from PL Special Conditions Old hmw must be removed once new one is set up

Maximum Height 32' CENSUS 9 TRAFFIC 4 ANNEX# —

PAID JUN 27 1998 CMC

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 Jason Willard Date 6-26-98

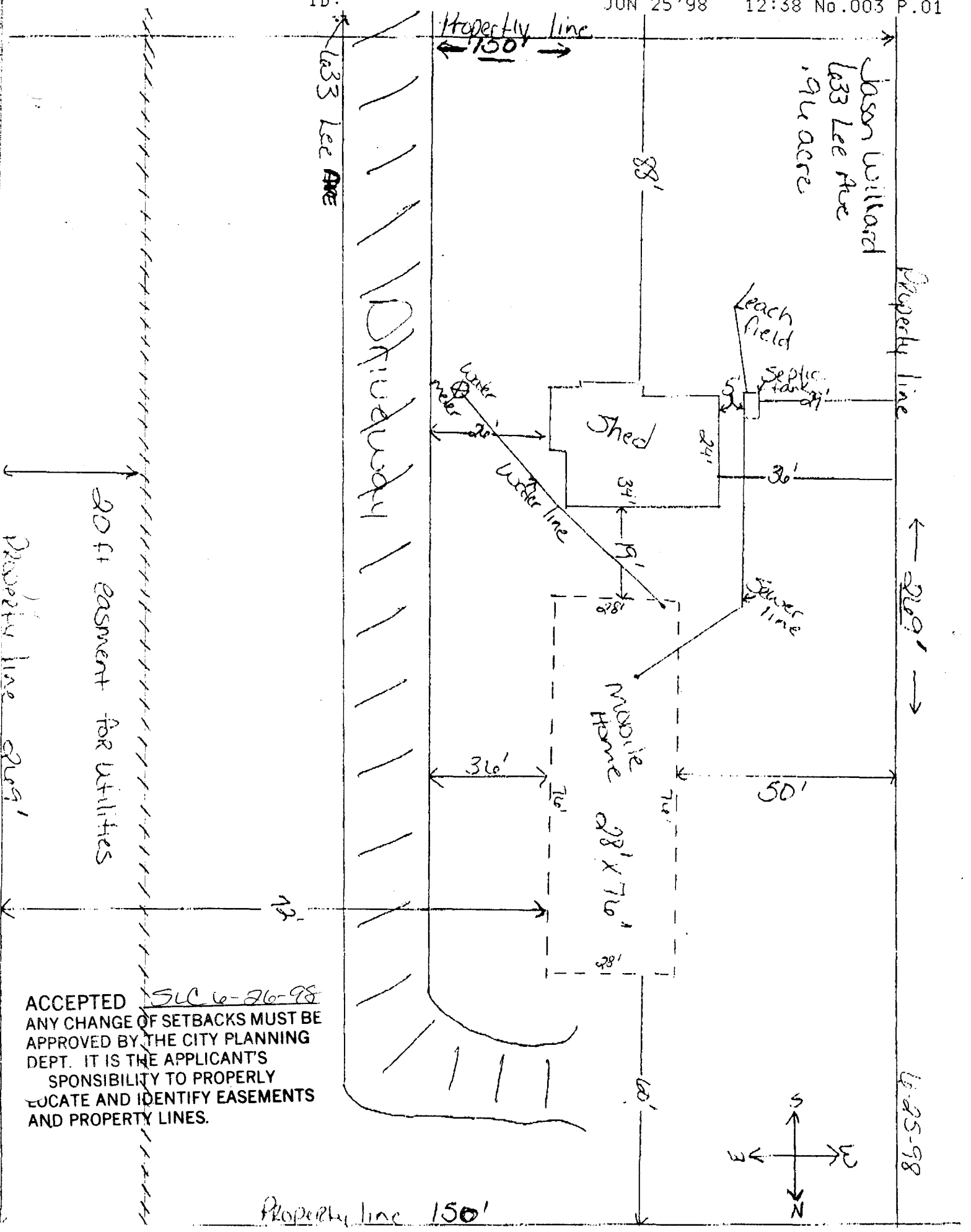
Department Approval Antonia J. Castello Date 6-26-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO Hook up to sewer on septic new one will be on septic.

Utility Accounting Olly Gull Date 6/26/98

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)



10/1/98

633 Lee Ave

Jason Willard
633 Lee Ave
1.94 acre

Shed

Mobile Home 28' x 76'

Leach field

Septic tank

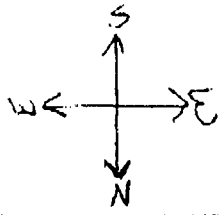
sewer line

Water meter

Water line

20 ft easement for utilities

ACCEPTED SLC 6-26-98
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.



Property line 150'

6-25-98