

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	-



BLDG PERMIT NO. 65885

Permit # 7852
5/27/98

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 409 W. Main St TAX SCHEDULE NO. 2945127-20-001

SUBDIVISION Mobley's SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1024

FILING - BLK 9 LOT - 1/2 of Lot 2 SQ. FT. OF EXISTING BLDG(S) - 0 -

(1) OWNER John Spendrup NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 746 Oway Ave.

(1) TELEPHONE 970-243-8600 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT John Spendrup USE OF EXISTING BLDGS _____

(2) ADDRESS 746 Oway Ave. DESCRIPTION OF WORK AND INTENDED USE: Erection

(2) TELEPHONE 970-243-8600 of a House w/ basement

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-64 Maximum coverage of lot by structures 60%

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

Side 10' from PL Rear 20' from PL

Parking Req'mt _____

Special Conditions Zone X - panel # 0006 E
no F.P. permit

Maximum Height _____

CENSUS 9 TRAFFIC 101 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 John Spendrup Date 5/26/98

Department Approval Ronnie Edwards Date 5/27/98

Additional water and/or sewer tap fees) are required: YES NO _____ W/O No. 11325

Utility Accounting Debi Overholt Date 5-27-98

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)

