

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 107219

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>951 MAIN ST.</u>	TAX SCHEDULE NO. <u>2945-144-22-007</u>
SUBDIVISION <u>—</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1758</u>
FILING <u>BLK 113 LOT 13+14</u>	SQ. FT. OF EXISTING BLDG(S) <u>1758</u>
(1) OWNER <u>LAUREL JONES</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>951 MAIN ST</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-4598</u>	USE OF EXISTING BLDGS <u>SINGLE FAMILY HOUSE</u>
(2) APPLICANT <u>LAUREL JONES</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>RE-PLUMB, ADD PORCH / DECK, REWIRE HOUSE</u>
(2) ADDRESS <u>951 MAIN ST</u>	
(2) TELEPHONE <u>245-4598</u>	

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 <u>B-3</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>35'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>10'</u> from PL Rear <u>10'</u> from PL	Special Conditions <u>No CUP needed</u>
Maximum Height _____	<u>per KP</u>
	CENSUS <u>2</u> TRAFFIC <u>41</u> 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).

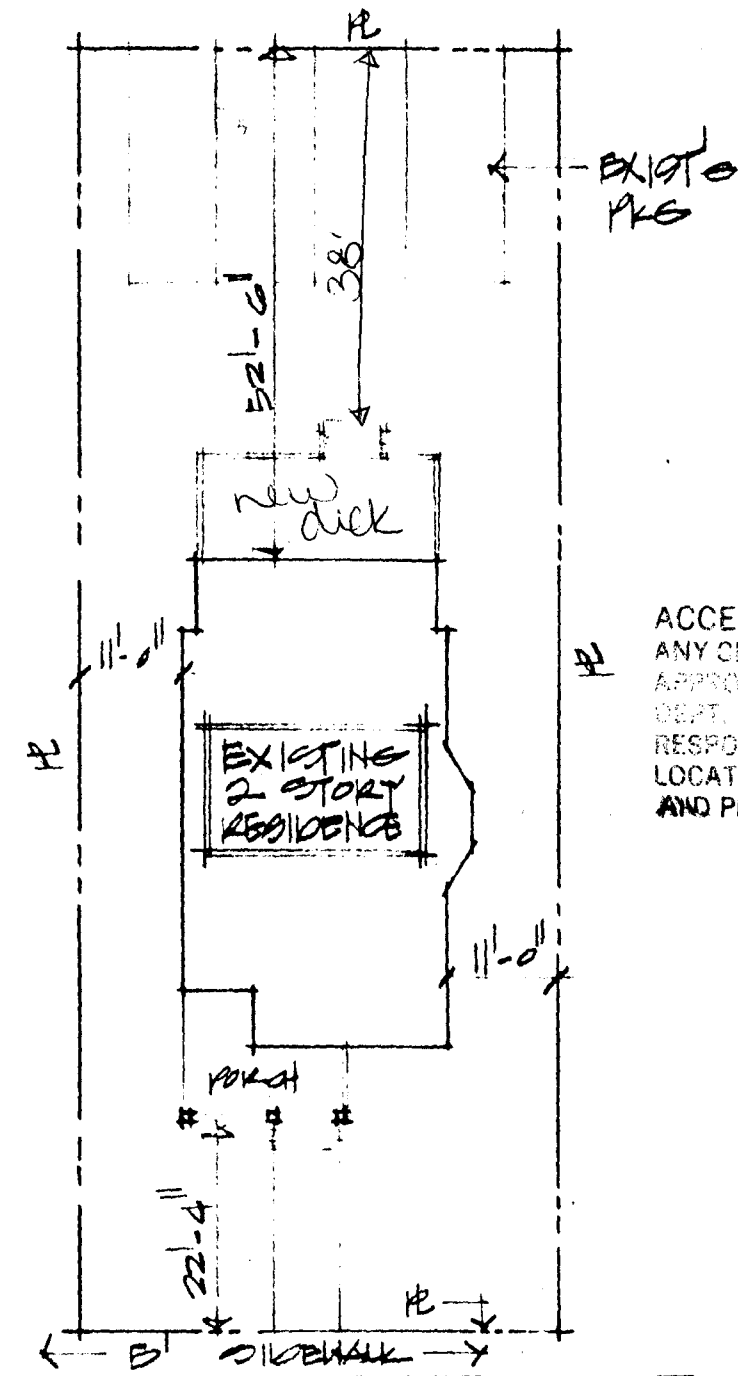
Applicant Signature <u>[Signature]</u>	Date <u>9-24-98</u>
Department Approval <u>[Signature]</u>	Date <u>10-9-98</u>

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

Utility Accounting [Signature] Date 10/9/98

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

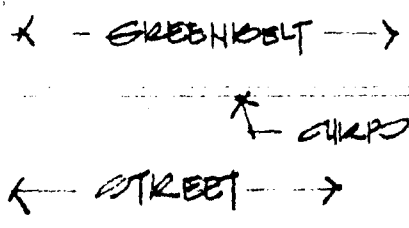
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



EXISTING PKG

ACCEPTED KV 10-9-98

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.



Site Plan

1" = 20.0'

