

FEE \$	10
TCP \$	500
SIF \$	0



BLDG PERMIT NO. 66024

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

Call when ready

✓

BLDG ADDRESS 1176 Olson Ave TAX SCHEDULE NO. 2945-234-08-034
 SUBDIVISION LAMP LITE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1249
 FILING 1 BLK - LOT 23 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Ted W Mankres NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 121 Chipeta Ave. GJ CO 81501 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE (970) 243-0929 USE OF EXISTING BLDGS -
 (2) APPLICANT Dan Gienapp DESCRIPTION OF WORK AND INTENDED USE: new home (SFR)
 (2) ADDRESS 121 Chipeta Ave. GJ CO 81501
 (2) TELEPHONE (970) 243-0929

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 PD-8 Maximum coverage of lot by structures -
 SETBACKS: Front 15' from property line (PL) Parking Req't 2
 or - from center of ROW, whichever is greater
 Side 0' from PL Rear 5' from PL Special Conditions -
 Maximum Height 32' *but 15' between units*
 CENSUS B TRAFFIC 80 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 07/07/98
 Department Approval [Signature] Date 7-9-98
 Additional water and/or sewer tap fee(s) are required: YES X NO - W/O No. 11444
 Utility Accounting [Signature] Date 7/9/98

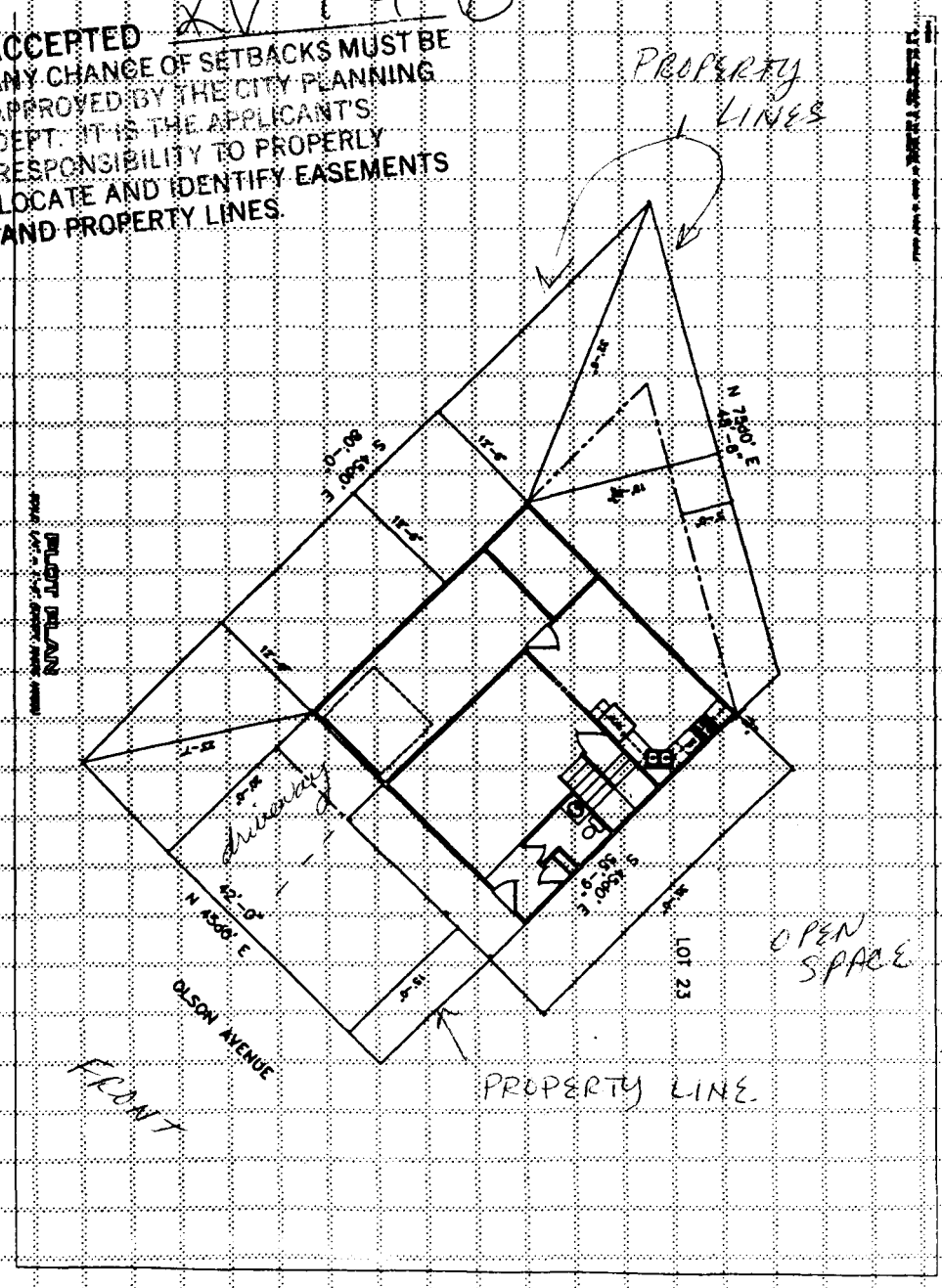
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

- from the proposed structure to the front, rear and side property lines (setbacks). []
- or RIGHTS-OF-WAY on the property. []
- STRUCTURES on the property. []
- adjacent to the property and street names. []
- proposed DRIVEWAYS. []
- ing NORTH. []
- ing and/or PROPOSED PARKING and NUMBER OF SPACES. []

THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE
 ING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.

ACCEPTED *XV 7-9-98*
 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.



DRIVEWAY LOCATION
 O.K.
Al Ashbeck
 7/7/98