

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 67837

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

BLDG ADDRESS 2739 Cypress Ave TAX SCHEDULE NO. 2490-10510001
 SUBDIVISION Clford Minor SQ. FT. OF PROPOSED BLDG(S)/ADDITION 28' x 54'5"
 FILING — BLK — LOT 3 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Sharon H. Huel NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE _____ USE OF EXISTING BLDGS _____
 (2) APPLICANT Donna M. Huel DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 2800 Kinnickinnick
 (2) TELEPHONE 245-0330 Market Company
 (2) (245-8543 Darlene)

call ASAP

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperty 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-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32'
 CENSUS 13 TRAFFIC 80 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 Sharon H. Huel Date 11-16-98

Department Approval Ante J. Costello Date 11-24-98

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

Utility Accounting J. Adams Date 11-24-98

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)

133' ±
↓

ACCEPTED SLC 11.24.98
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.

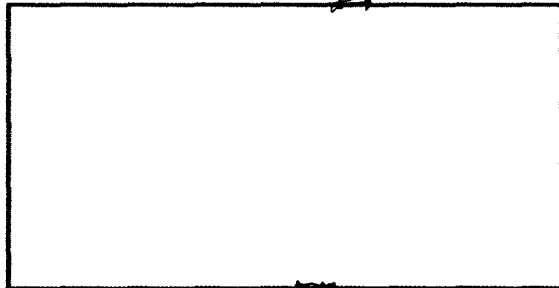
← 71'9"

50'8"
↓

133' ±

↑ 40'11"

→ 26'



← 26' 41'5" ↑

133' ±

50'8"

← 35'

15'

↑ 133' ±

OLSEN AVE

Drive OK.
Rick Dorris
11-24-98

