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BLDG PERMIT NO. 660590

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

35743-2372

BLDG ADDRESS 828 OURAY TAX SCHEDULE NO. 2945-141-34-013
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 750
 FILING - BLK 63 LOT 25-26 SQ. FT. OF EXISTING BLDG(S) 25x45
 (1) OWNER TOM GEIST NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) ADDRESS 1308 ORCHARD
 (1) TELEPHONE 241-8121 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS GARAGE
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: stick
 (2) TELEPHONE _____ FRAME GARAGE

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-32 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 3' from PL Rear 10' from PL Special Conditions garage only -
to eave not to be a residence -
 Maximum Height 32' CENSUS 2 TRAFFIC 36 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 [Signature] Date 8-24-98
 Department Approval [Signature] Date 8-24-98

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

Utility Accounting [Signature] Date 8/24/98

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)

Prop. line

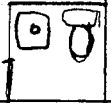
alley

30'

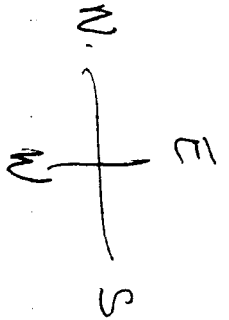
25'

30'

PROPOSED
BUILDING
750 sq



15'



125'

25 x 45

EXISTING
HOUSE

Ronnie 8/24/98

ACCEPTED
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.

50'

828 Curran

DM GEIST
241-8121