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BLDG PERMIT NO. 07533

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

BLDG ADDRESS 902 Ouray Ave TAX SCHEDULE NO. 2945-141-33-009  
 SUBDIVISION City of G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 224  
 FILING BLK 84 LOT 3132 SQ. FT. OF EXISTING BLDG(S) 1100 ± #  
 (1) OWNER Wayne Pete Fish NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 902 Ouray Ave  
 (1) TELEPHONE 243-3454 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION  
 (2) APPLICANT Wayne Pete Fish USE OF EXISTING BLDGS Home/Shed  
 (2) ADDRESS 902 Ouray Ave DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 243-3454 Garage/Storage

**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 100%  
 SETBACKS: Front 20' from property line (PL) Parking Req'tmt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 3' from PL Rear 10' from PL  
 Maximum Height 36' 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 Wayne Pete Fish Date 10-30-98  
 Department Approval Antonia Costello Date 10-30-98

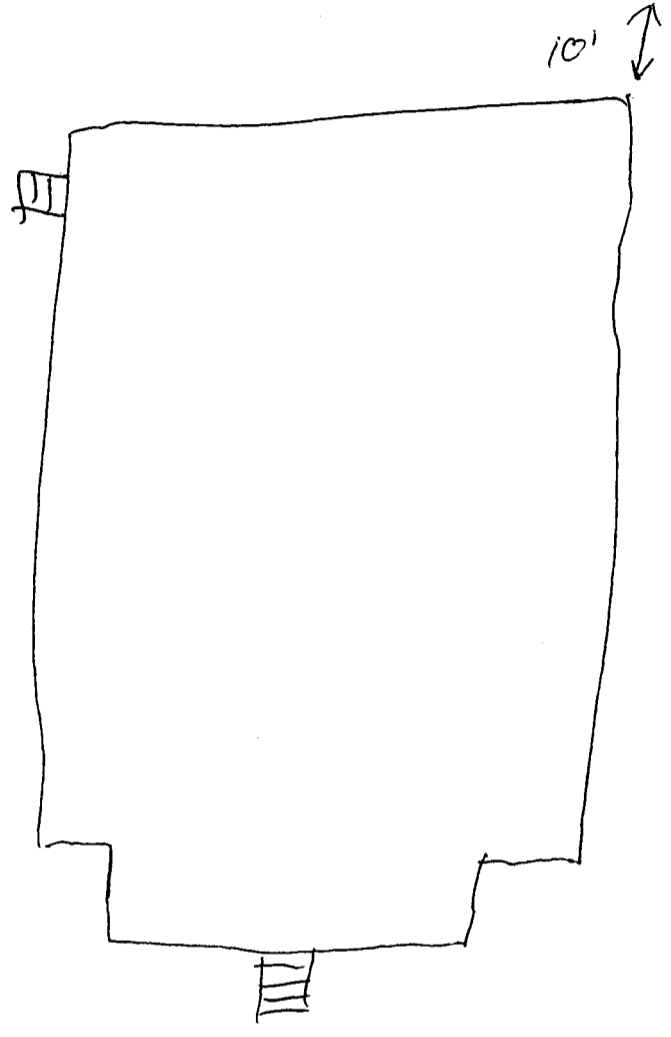
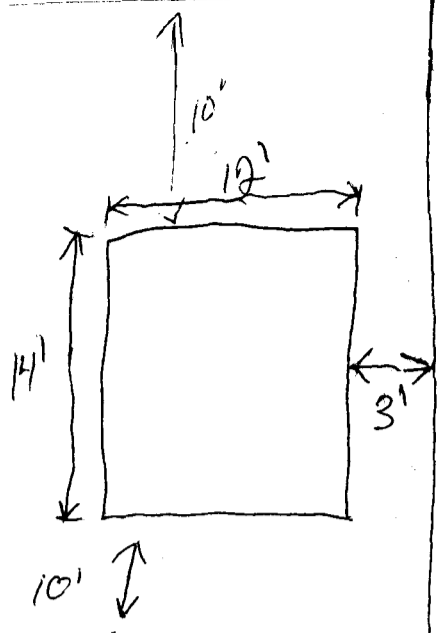
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 10/30/98

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)

ACCEPTED SU 10-30-98  
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.



9 1/2

Curry AVE