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BLDG PERMIT NO. 65101

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 512 WEST UTE TAX SCHEDULE NO. 2945-154-21-017
SUBDIVISION MOBLET SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600 SQ FT
FILING _____ BLK 10 LOT 29 SQ. FT. OF EXISTING BLDG(S) 1208 SQ FT
(1) OWNER TERRY MERCER NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 512 WEST UTE NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
(1) TELEPHONE 242-1530 USE OF EXISTING BLDGS RESIDENCE / STORAGE SHED
(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: ADDITION:
(2) ADDRESS SAME 2 BEDROOMS AND 3/4 BATH
(2) TELEPHONE SAME

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 RSF-8 Maximum coverage of lot by structures 45%
SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
Side 5' from PL Rear 15' from PL Special Conditions _____
Maximum Height 32' CENSUS 9 TRAFFIC 11 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 T. Mercer Date 5/18/98
Department Approval K. Valdez Date 5-18-98

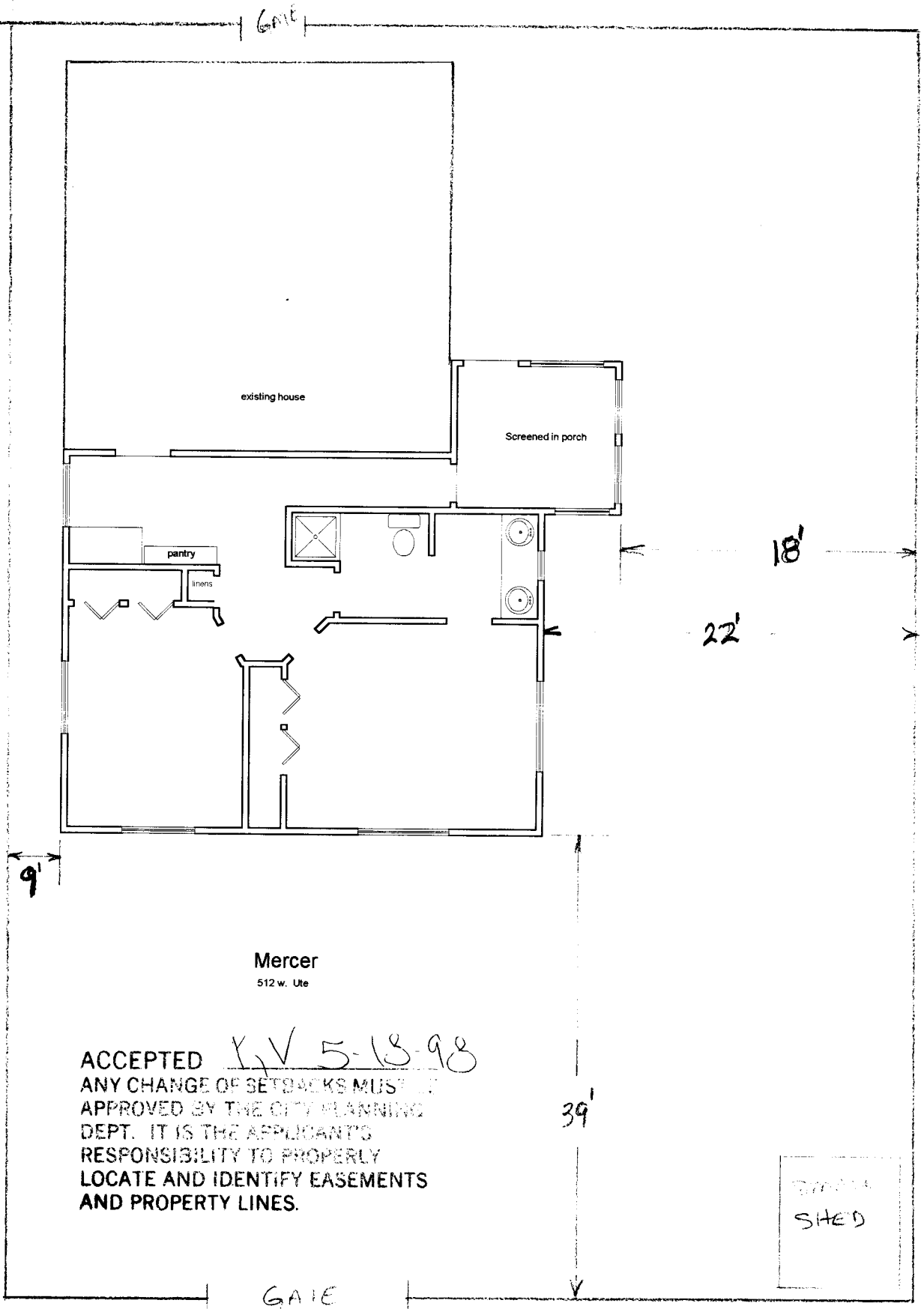
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
Utility Accounting Jenny Shook Date 5/18/98

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)

W. UTE STREET

PLOT PLAN



ACCEPTED *K.V. 5-18-98*
 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.

ALLEY