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BLDG PERMIT NO. 70798



EV

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

50x12
12x8

BLDG ADDRESS 545 N. 17th St TAX SCHEDULE NO. 2945-132-13-002

SUBDIVISION SLOCOMB'S SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4850 FT

FILING BLK 7 LOT 23, 24 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER ANNIE KUPCZ NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 545 N. 17TH ST

(1) TELEPHONE 970 245-2759 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT JOHN C SCHUMACHER USE OF EXISTING BLDGS SINGLE FAMILY

(2) ADDRESS 540 So BROADWAY DESCRIPTION OF WORK AND INTENDED USE: PORCH COVER

(2) TELEPHONE 241 5184

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 4520

SETBACKS: Front 20' from property line (PL)
 or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL

Maximum Height 32'

PAID JUN 18 1999

Parking Req'mt _____

Special Conditions _____

DV

CENSUS 7 TRAFFIC 37 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 John C Schumacher Date 6/18/99

Department Approval K. Valdez Date 6-18-99

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

Utility Accounting Clare Marshall Cole Date 6-18-99

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)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1- An outline of the PROPERTY LINES with dimensions.
- 2- An outline of the PROPOSED STRUCTURE with its dimensions.
- 3- The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4- All EASEMENTS or RIGHTS - OF - WAY on the property
- 5- All other STRUCTURES on the property.
- 6- All STREETS and ALLEYS adjacent to the property and street names.
- 7- All existing and proposed DRIVEWAYS.
- 8- An arrow indicating North.

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.

