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BLDG PERMIT NO. 68956

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1515 N. 18th TAX SCHEDULE NO. 2445-123-08-025
 SUBDIVISION Elmwood Plaza SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480'
 FILING BLK 3 LOT 30 SQ. FT. OF EXISTING BLDG(S) 1,700 sq' + 160' deck
 (1) OWNER Corky Miller NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION 140 sq'
 (1) ADDRESS 1515 N. 18th
 (1) TELEPHONE 241-5860 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS house; wkshop & storage
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: 2x4 GARAGE
 (2) TELEPHONE SAME 10' walls, 5/12 roof w 16' GARAGE door

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 3' from PL Rear 3' from PL Special Conditions building a garage on existing slab
 Maximum Height 32' CENSUS W TRAFFIC 31 ANN# _____

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).

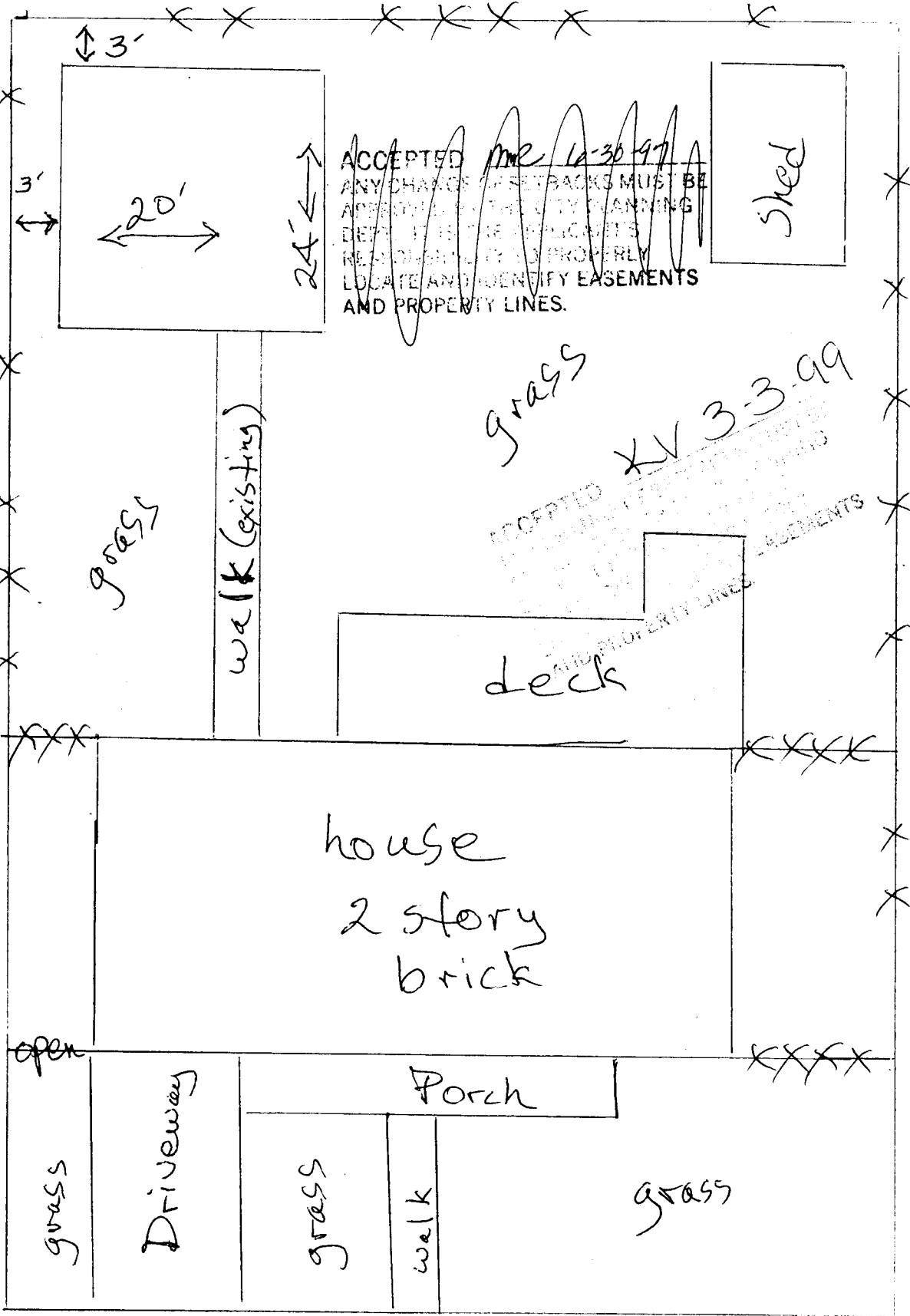
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3-3-99
 Department Approval [Signature] Date 3-3-99
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting KDuncan Date 3/3/99

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)

alley

alley



1515 N. 18th

* not to scale
xxx fence