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BLDG PERMIT NO. 70972

EX

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

BLDG ADDRESS 2145 N 20th TAX SCHEDULE NO. 2945-121-16-006
 SUBDIVISION Emerald Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2884
 FILING BLK 116 LOT 116 SQ. FT. OF EXISTING BLDG(S) 960
 (1) OWNER Martin S. Schwartz Jr. NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2145 N 20th NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 245 0343 USE OF EXISTING BLDGS single fam
 (2) APPLICANT Martin S. Schwartz Jr. DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 2145 N 20th 12 x 24 Car Port
 (2) TELEPHONE 2450343

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) Parking Req'mt —
 or 45' from center of ROW, whichever is greater
 Side 5' (3' for open carport) from PL Special Conditions Section 5-1-7 open carport - 3' to prop. line.
 Rear 15' from PL
 Maximum Height — CENSUS 0 TRAFFIC 28 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 Martin S. Schwartz Jr. Date 6-28-99
 Department Approval S. Valdez Date 10-28-99

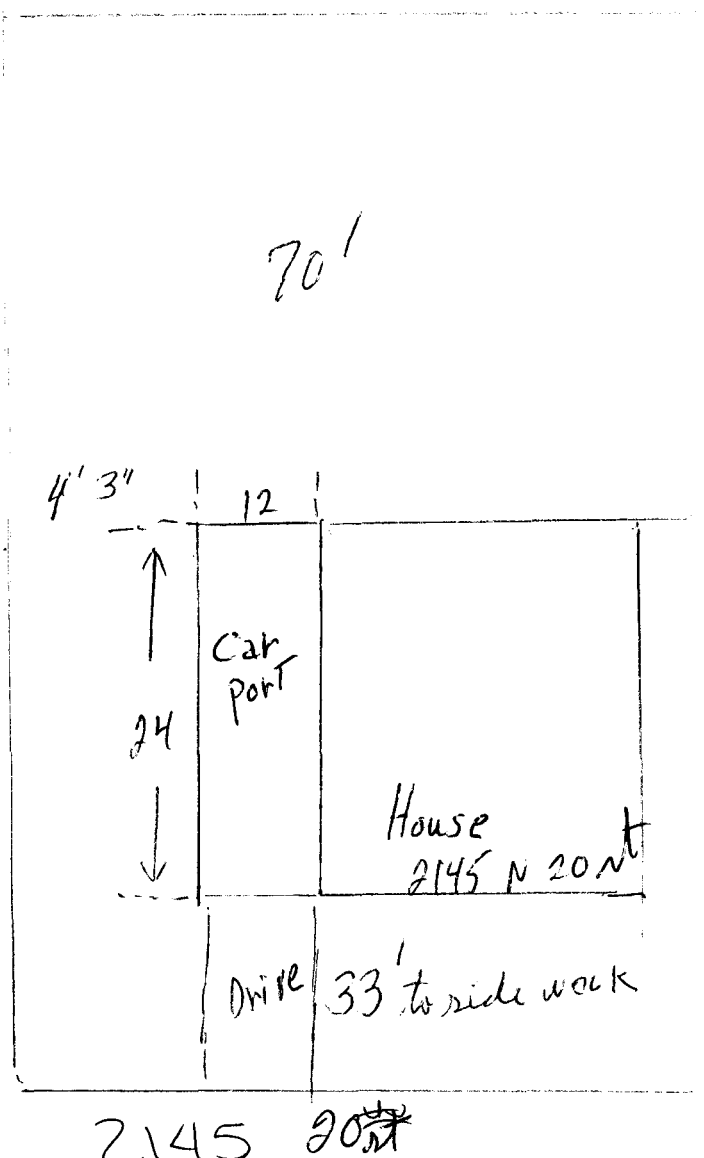
- Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. —

Utility Accounting Juan Shaper Date 4/28/99

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)

Martin Schwartz Jr.
245-0343



per se

ACCEPTED *XV* 10-28-99
ANY CHANGE OF PROPERTY SHALL BE
THE RESPONSIBILITY OF THE PARTY SIGNING
HEREON. THE SURVEYOR ASSUMES
NO RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.