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BLDG PERMIT NO. 70227

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

13141-5249

BLDG ADDRESS 1401 N. 24th St TAX SCHEDULE NO. 2945-124-20-005
 SUBDIVISION SunDial Gardens Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 336
 FILING BLK 2 LOT _____ SQ. FT. OF EXISTING BLDG(S) HOUSE 840 METAL SHEDS - 2000
 (1) OWNER FLOY & EARL YOUNG NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 3 THIS CONSTRUCTION
 (1) ADDRESS 2303 NO. 1ST ST. GJ. CO
 (1) TELEPHONE 970 242 3823 NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT SELF USE OF EXISTING BLDGS HOUSE - TOOL SHED
 (2) ADDRESS 2303 N. 1ST ST GJ CO DESCRIPTION OF WORK AND INTENDED USE: ADDING A NEW
 (2) TELEPHONE 970 242-3823 GARAGE - property DOES NOT HAVE ONE NOW

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 _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side 5' from PL, Rear 15' from PL Special Conditions _____
 Maximum Height 3' for accessory structures CENSUS 6 TRAFFIC 31 ANNEX# _____
+ ease

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 March 1999
 Department Approval [Signature] Date 5/19/99

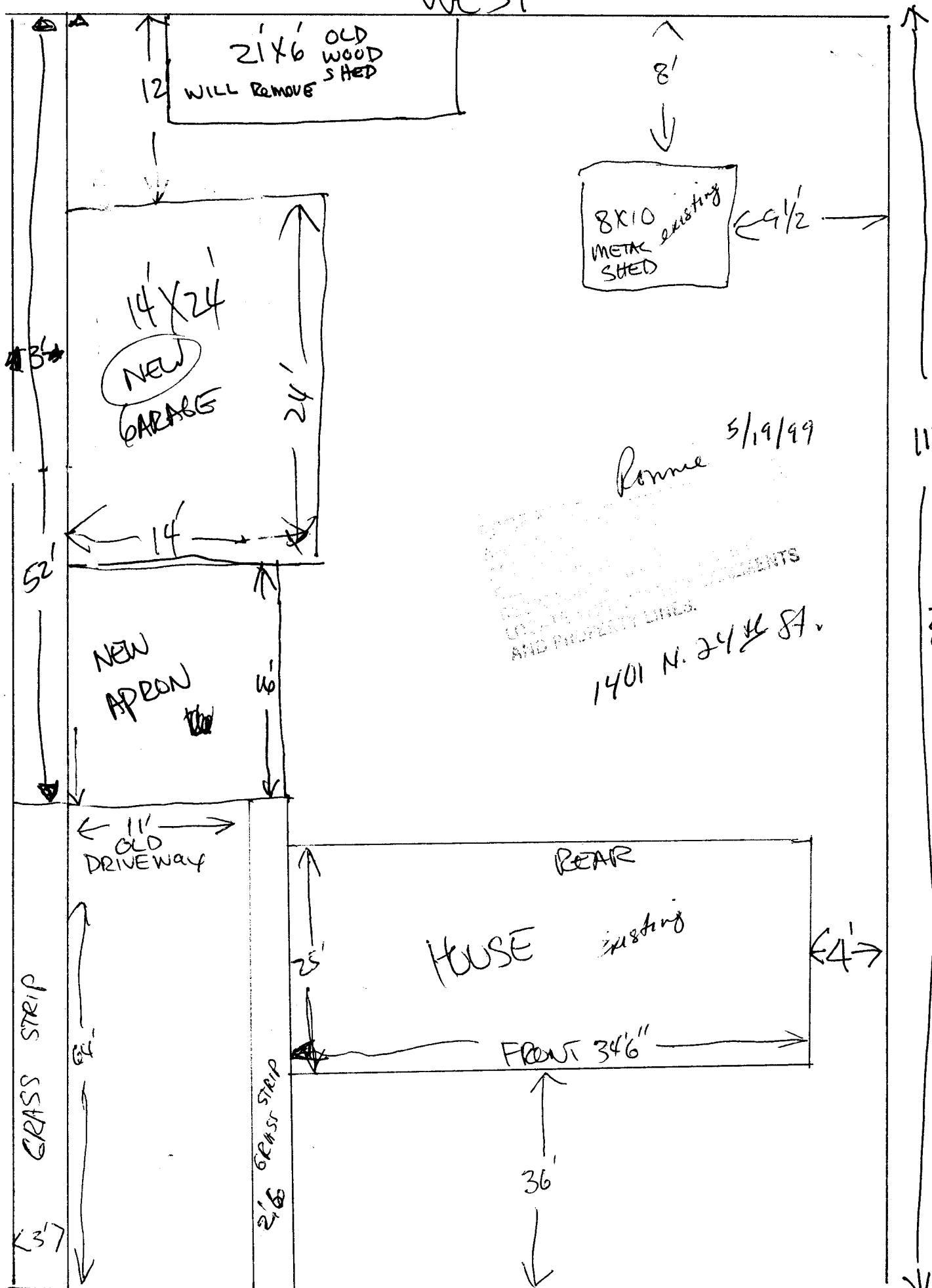
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting [Signature] Date 5/19/99

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)

WEST



Ronnie 5/19/99

STATE OF TEXAS
COUNTY OF TARRANT
CERTIFIED TRUE AND CORRECT
COPIES OF THIS INSTRUMENT
AND PROPERTY LINES.

1401 N. 24th ST.

NORTH

1401 NORTH 24TH