

FEE \$	<del>10</del> none
TCP \$	-
SIF \$	-



VAR-1999-125  
BLDG PERMIT NO. 69692

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

5637-3526

BLDG ADDRESS 907 N. 8<sup>th</sup> St. TAX SCHEDULE NO. 2945-141-11-017

SUBDIVISION City SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600 sq'

FILING BLK 18 LOT N 1/2 of 20421 SQ. FT. OF EXISTING BLDG(S) 600 sq'

(1) OWNER KERRY D. RUTLEDGE NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 907 N. EIGHTH ST.

(1) TELEPHONE (970) 245-1355 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME AS ABOVE USE OF EXISTING BLDGS None

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ ADD 2<sup>nd</sup> STORY

**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 RMF-32 Maximum coverage of lot by structures 60%

SETBACKS: Front 45 from property line (PL) or 45 from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side 10' from PL Rear 32' from PL Special Conditions Setbacks as per submitted plan (existing building footprint plus 6' porch overhang in front yard)

Maximum Height 32' CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Kerry Rutledge Date 6/28/99

Department Approval White Pelletier Date 6/28/99

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

Utility Accounting [Signature] Date 6/28/99

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)