

FEE \$	10.00
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 71447

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

48

BLDG ADDRESS 269 1/2 ALLYCE AV. TAX SCHEDULE NO. 2945-251-05-024
 SUBDIVISION Sundland Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 840^{sq ft}
 FILING BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1050^{sq ft}
 (1) OWNER CHRISTINE GOBLIN NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 285 CEDAR ST.
 (1) TELEPHONE 245-1351 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT JAMES HAAS CONST. USE OF EXISTING BLDGS HOME RES.
 (2) ADDRESS 3247 WHITE AV. #1 CLIFFON DESCRIPTION OF WORK AND INTENDED USE: REPLACE
OLD MAN. HOME WITH NEW
 (2) TELEPHONE 434-7527 MANUFACTURED HOME

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
 Side 5' from PL Rear 15' from PL
 Maximum Height _____
 Parking Req'mt _____
 Special Conditions must be HUD approved - permanent foundation req'd.
 CENSUS 13 TRAFFIC 80 ANNEX# _____

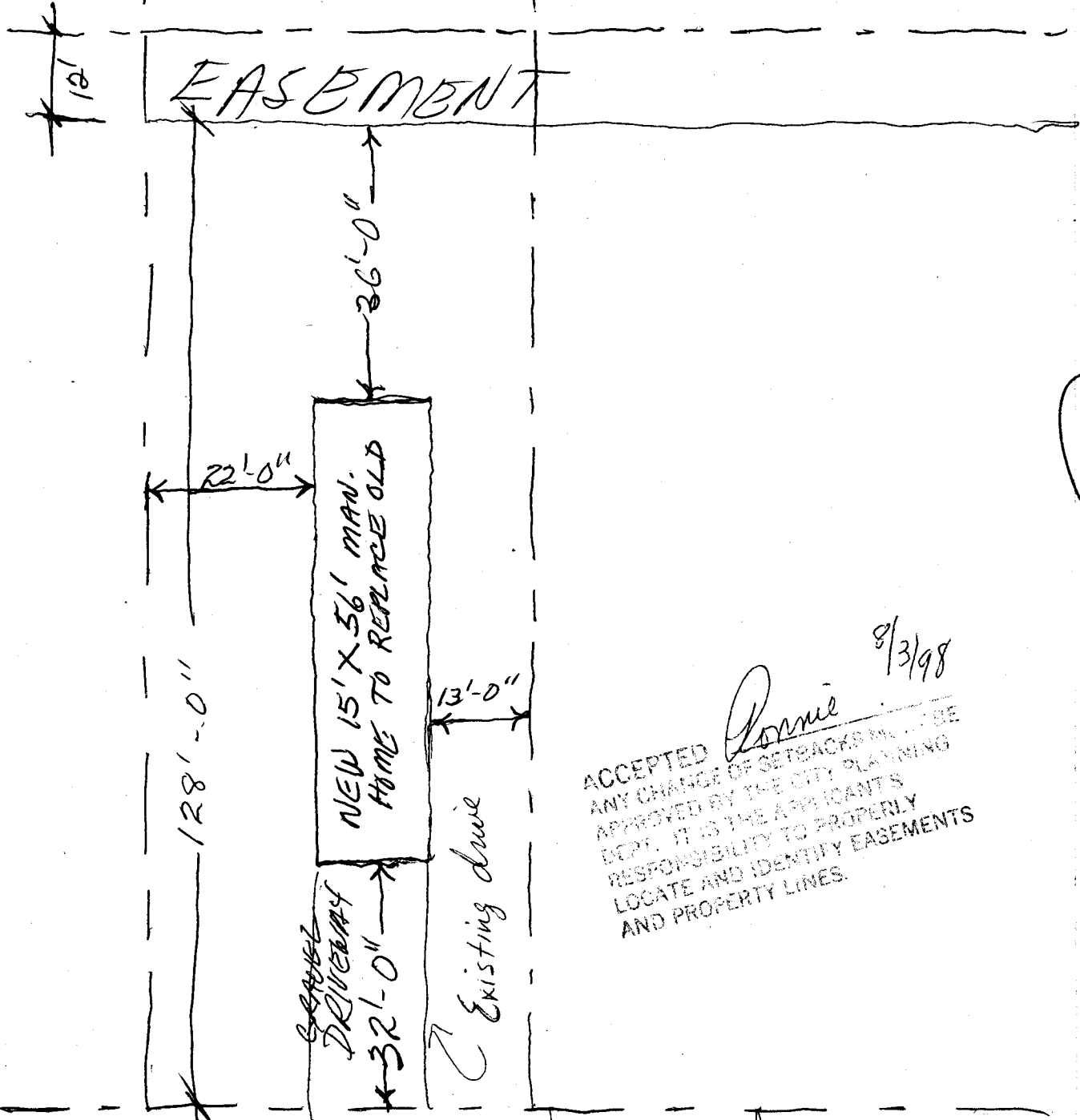
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 James M. Haas Const. Date 8-3-99
 Department Approval Ronnie Edwards Date 8-3-99
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 37327-12707
 Utility Accounting KDuncan Date 8/3/99

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)



1/8" = 41'-0"

ACCEPTED *Ponnie* 8/3/98
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

269 1/2 ALLYCE AVE. G.J. CO.