

FEE \$	10. —
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 69673

* Call when ready

60

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS	<u>326 Apache</u>	TAX SCHEDULE NO.	<u>2945-244-05-015</u>
SUBDIVISION	<u>Reservation</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>90 FT</u>
FILING BLK	_____ LOT _____	SQ. FT. OF EXISTING BLDG(S)	<u>1800*</u>
(1) OWNER	<u>Jose Najera</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>326 Apache</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>244-8436</u>	USE OF EXISTING BLDGS	<u>SF</u>
(2) APPLICANT	<u>Jose Najera</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>Privacy Fence</u>
(2) ADDRESS	<u>326 Apache</u>		
(2) TELEPHONE	<u>244-8436</u>		

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	<u>RSF-8</u>	Maximum coverage of lot by structures	<u>45%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	_____
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	<u>see site plan</u>
Side	<u>3'</u> from PL	CENSUS	<u>8</u>
Rear	<u>3'</u> from PL	TRAFFIC	<u>80</u>
Maximum Height	_____	ANNX#	_____

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	<u>Jose Najera</u>	Date	<u>4-15-99</u>
Department Approval	<u>Kathy Porter</u>	Date	<u>4/19/99</u>

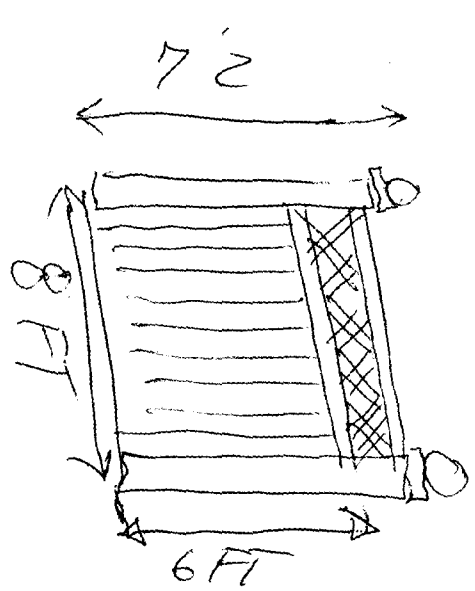
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting _____ Date 4/19/99

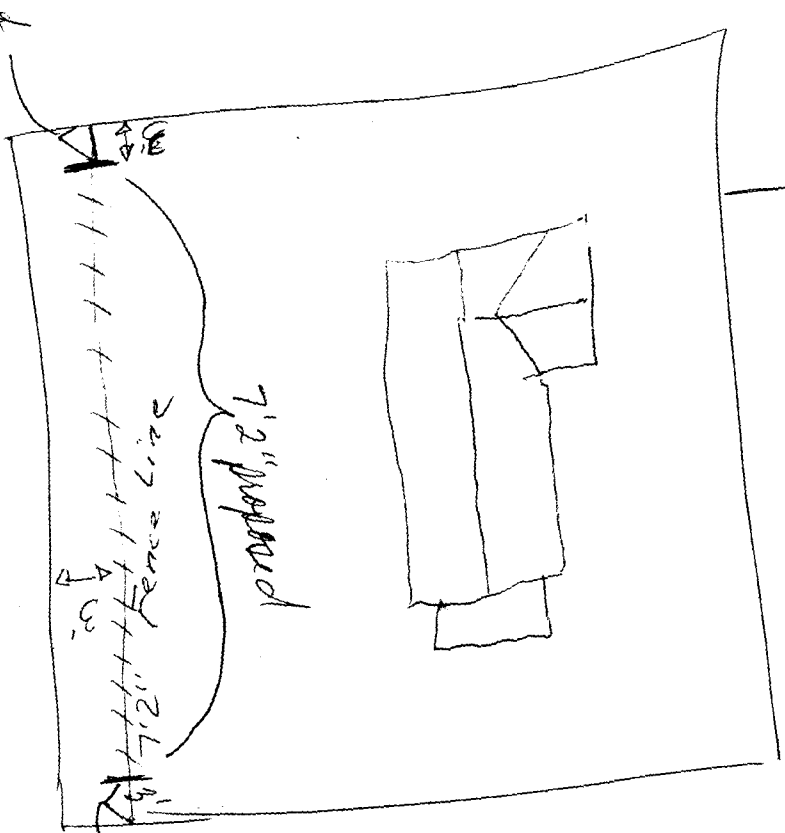
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

320
Porch



cannot exceed 6'



proposed 7'2" fence along rear property line must be setback 3' from rear property line and 3' from side property lines.

ACCEPTED
4-19-99