

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

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

BLDG PERMIT NO. 12871



Your Bridge to a Better Community

BLDG ADDRESS 1144 Hill Avenue SQ. FT. OF PROPOSED BLDGS/ADDITION 300 sq ft.  
TAX SCHEDULE NO. 2945-141-18-006 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
SUBDIVISION N/A TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
FILING \_\_\_\_\_ BLK 18 LOT 006 NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction  
(1) OWNER Donna K. Tague NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 1 this Construction  
(1) ADDRESS 1144 Hill Ave USE OF EXISTING BUILDINGS residential  
(1) TELEPHONE 970 241-8904 DESCRIPTION OF WORK & INTENDED USE carport  
(2) APPLICANT Donna K Tague TYPE OF HOME PROPOSED:  
(2) ADDRESS 1144 Hill Ave \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
(2) TELEPHONE 970 241-8904  Other (please specify) \_\_\_\_\_

**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) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
or 45' from center of ROW, whichever is greater  
Side 5' from PL, Rear 15' from PL Parking Req'mt \_\_\_\_\_  
Maximum Height 32' Special Conditions \_\_\_\_\_  
CENSUS 4 TRAFFIC 35 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).

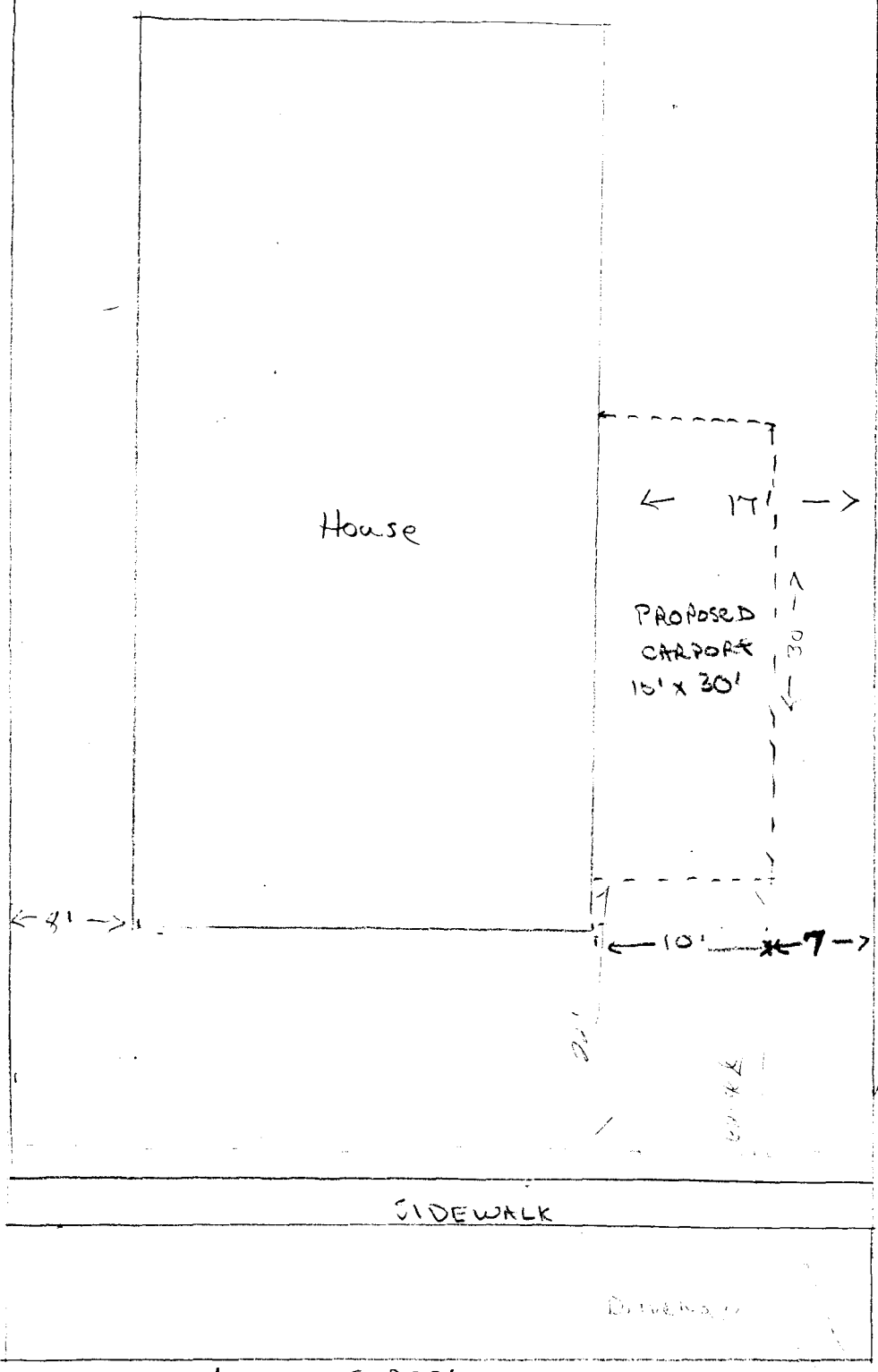
Applicant Signature Margaret Hanney Date 11-15-99  
Department Approval Kathleen Perkins Date 11-15-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensley</u>		Date <u>11/15/99</u>

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)

2445-141 12-2000  
1144 HILL AV.  
9945-141-18-006



6/15/97  
KPK

11/15/97  
DRIVE O.K.  
KPK

By  
Planning

existing  
driveway