

65 x 125

FEE \$	10.00
TCP \$	—
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BLDG PERMIT NO. 72047

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2445 Hill Ave TAX SCHEDULE NO. 2445-131-05-005
 SUBDIVISION Teller Arms Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING BLK 4 LOT 5 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER CHRYL WILCOXON NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 718 36.3 ROAD
 (1) TELEPHONE 243-4975 NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 4 THIS CONSTRUCTION
 (2) APPLICANT LAURA SIDING USE OF EXISTING BLDGS home
 (2) ADDRESS 718 36.3 RD DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 464-7925 detached garage / SRRM Room

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 RS1-S Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 3' to same from PL Rear 3' to same from PL Special Conditions _____
 Maximum Height for accessory CENSUS 7 TRAFFIC 3R 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 [Signature] Date 9/23/99
 Department Approval [Signature] Date 9-20-99
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting [Signature] Date 9/20/99

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)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1 - An outline of the PROPERTY LINES with dimensions.
- 2 - An outline of the PROPOSED STRUCTURE with its dimensions.
- 3 - The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4 - All EASEMENTS or RIGHTS - OF - WAY on the property
- 5 - All other STRUCTURES on the property.
- 6 - All STREETS and ALLEYS adjacent to the property and street names.
- 7 - All existing and proposed DRIVEWAYS.
- 8 - An arrow indicating North.

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.

