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BLDG PERMIT NO. 71096

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 828 OURAY TAX SCHEDULE NO. 2945-141-34-013
SUBDIVISION City of GJ SQ. FT. OF PROPOSED BLDG(S)/ADDITION NONE
FILING BLK 103 LOT 25, 26 SQ. FT. OF EXISTING BLDG(S) HOUSE 1197^{sq} GARAGE 750^{sq}
(1) OWNER TOM GEIST NO. OF DWELLING UNITS BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
(1) ADDRESS 828 OURAY AVE NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
(1) TELEPHONE 970-241-8121 USE OF EXISTING BLDGS RES.
(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: REMODEL
(2) ADDRESS SAME interior elec & plumbing, siding
(2) TELEPHONE /

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 20' from property line (PL) Parking Req'mt —
or 45' from center of ROW, whichever is greater
Special Conditions Interior only
Side _____ from PL Rear _____ from PL
Maximum Height _____
CENSUS 2 TRAFFIC 36 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 [Signature] Date 7-6-99
Department Approval [Signature] Date 7-10-99

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

Utility Accounting Kranca Date 7/6/99

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)