

FEE \$	1000
TCP \$	0
SIF \$	0



BLDG PERMIT NO.	none req'd as long as deck is open.
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS	<u>912 Ouray Ave</u>	TAX SCHEDULE NO.	<u>2945-141-33-010</u>
SUBDIVISION	<u>#7A City of GJ</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>72 ft²</u>
FILING BLK	<u>U4</u> LOT <u>29, 30</u>	SQ. FT. OF EXISTING BLDG(S)	<u>1802</u>
(1) OWNER	<u>Mark McKenney</u>	NO. OF DWELLING UNITS BEFORE:	<u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>912 Ouray Ave</u>	NO. OF BLDGS ON PARCEL BEFORE:	<u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>256-7907</u>	USE OF EXISTING BLDGS	<u>sp/shed</u>
(2) APPLICANT	<u>Mark McKenney</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>extend wooden deck by additional 6x12ft</u>
(2) ADDRESS	<u>912 Ouray Ave</u>		
(2) TELEPHONE	<u>256-7907</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>RMF-32</u>	Maximum coverage of lot by structures	<u>60%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	
or	from center of ROW, whichever is greater	Special Conditions	<u>open deck (Sec. 5-1-7) -- NO marking</u>
Side	<u>10'</u> from PL	Rear	<u>20'</u> from PL
Maximum Height	<u>36 feet</u>	CENSUS	<u>2</u> TRAFFIC <u>30</u> 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	<u>Mark C. McKenney</u>	Date	<u>7/26/99</u>
Department Approval	<u>XV per Board</u>	Date	<u>7-28-99</u>

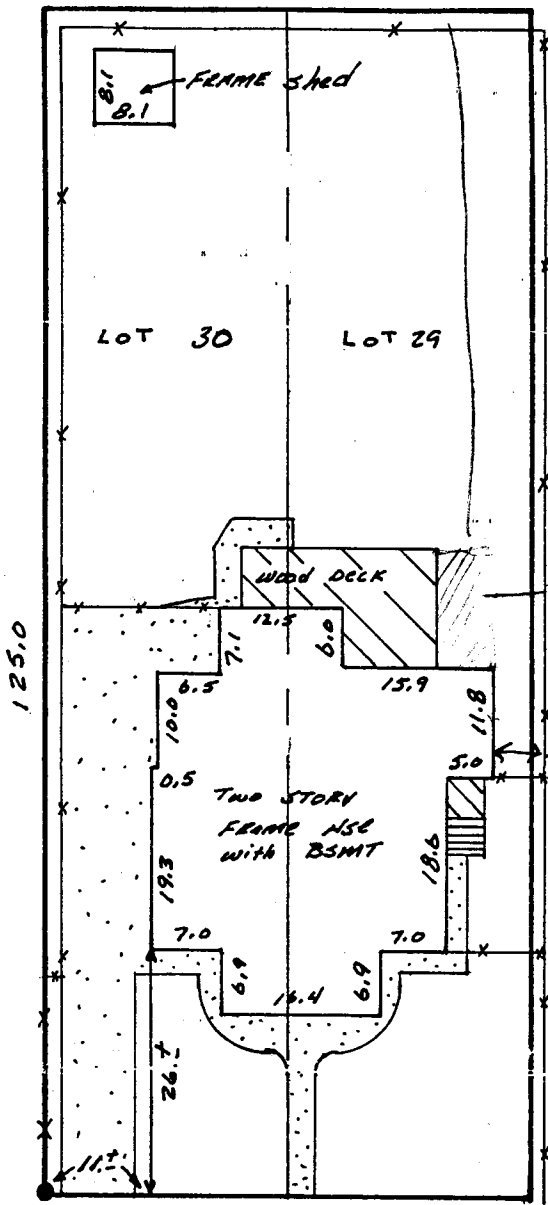
Additional water and/or sewer tap fee(s) are required: YES NO W/O No works in case

Utility Accounting	<u>Patricia Vanover</u>	Date	<u>7/28/99</u>
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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)

ALLEY



scale 1"=20'

deck height is 16 inches

house to fence = 5 ft
per (2)

XV 728-99

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 REVIEWED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

End No. 5 Rebar
 and Cap
 Cap ILLEGABLE

912
 OURAY AVENUE

This property does not fall within any apparent flood plain.

FRONT

open deck -
 See Section 5-1-7
 for this Permit