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BLDG PERMIT NO. 70868

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS <u>1459 Road Ave</u>	TAX SCHEDULE NO. <u>2945-133-10-006</u>
SUBDIVISION <u>Kieth Addition</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>196 existing</u>
FILING BLK <u>1</u> LOT <u>13+14</u>	SQ. FT. OF EXISTING BLDG(S) <u>1640 + 192*</u>
(1) OWNER <u>DANA ISHAM</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1459 Road Ave</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>3</u> AFTER: <u>3</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-8364</u>	USE OF EXISTING BLDGS <u>home</u>
(2) APPLICANT _____	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>SAME</u>	<u>cover existing patio 14x14</u>
(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 <u>RSF-8</u>	Maximum coverage of lot by structures <u>45'</u>
SETBACKS; Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Special Conditions <u>cover for existing patios only</u>
Maximum Height <u>32'</u>	CENSUS <u>7</u> TRAFFIC <u>40</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>Dana Isham</u>	Date <u>6/23/99</u>
Department Approval <u>Gonnie Edwards</u>	Date <u>6/23/99</u>

Additional water and/or sewer tap fees are required: YES _____ NO X W/O No. _____

Utility Accounting Debi Overholt Date 6/23-99

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)

