FEE\$ 10	BLDG PERMIT NO. 70848	
SIF \$		
PLANNING CLEARANCE		
(Single Family Residential and Accessory Structures) Community Development Department		
BLDG ADDRESS 1459 Cord AVE	TAX SCHEDULE NO. 2945-133-10-006	
SUBDIVISION Kieth Addition	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	
FILING BLK / LOT 13+14	SQ. FT. OF EXISTING BLDG(S) 1640+192	
OWNER DANA ISHAM	NO. OF DWELLING UNITS BEFORE:AFTER:THIS CONSTRUCTION	
(1) ADDRESS 1459 Rova AVE		
(1) TELEPHONE 245-8364	NO. OF BLDGS ON PARCEL BEFORE:AFTER:THIS CONSTRUCTION	
	USE OF EXISTING BLDGS	
(2) ADDRESS SAME	DESCRIPTION OF WORK AND INTENDED USE:	
	core 4.1sture Patio 14×14	
REQUIRED: One plot plan, on 8 ½" 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 from property line (PL)	) Parking Req'mt	
or or center of ROW, whichever is greater	Special Conditions Nover for existing patron	
Side <u>5</u> from PL Rear <u>15</u> from I Maximum Height <u>221</u>	-740	
) <i>J</i>	CENSUS TRAFFIC ANNX#	

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).

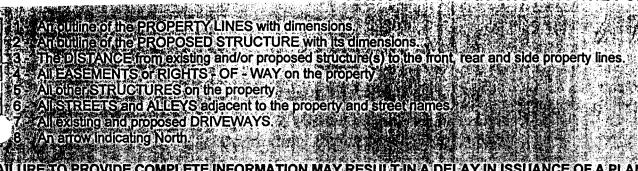
Applicant Signature Dana th-	Date 6/23/99
Department Approval Ronnie Edwards	Date 6/23/99
Additional water and/or sewer tap fee(s) are required: YES	N& W/O No.
Utility Accounting Nebi Outholt	Date (0 ) 23-99
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section	9-3-2C Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

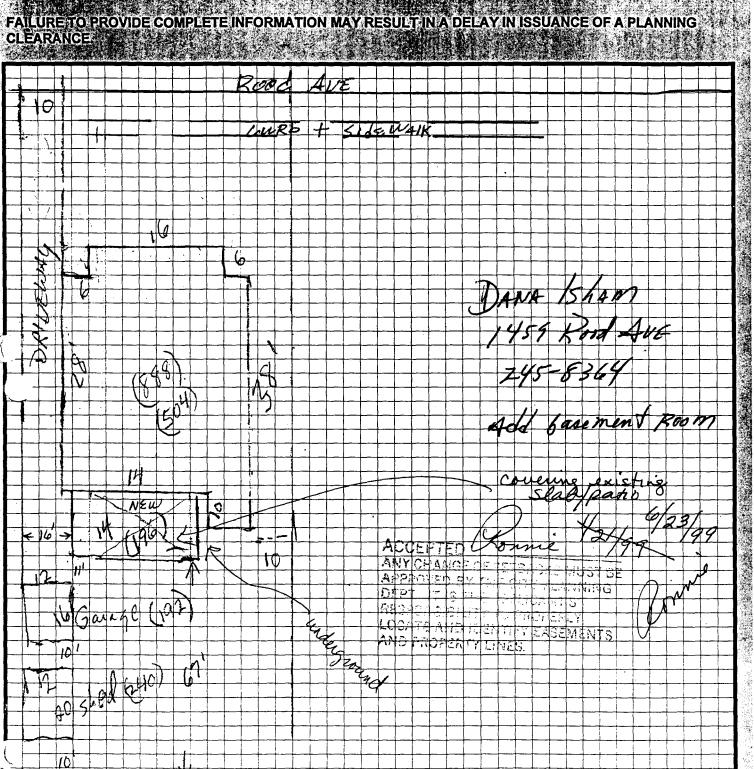
(Goldenrod: Utility Accounting)



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