

FEE \$	10 <sup>00</sup>
TCP \$	-
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BLDG PERMIT NO. 72184

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 1507 Road Ave TAX SCHEDULE NO. 2945-133-10-009  
SUBDIVISION East Main St. Add. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 660  
FILING BLK A LOT 546 SQ. FT. OF EXISTING BLDG(S) 1560<sup>sq ft</sup>  
(1) OWNER JEFFREY & KARYN MYERS NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 1507 Road Ave.  
(1) TELEPHONE 256-0167 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
(2) APPLICANT JEFFREY MYERS USE OF EXISTING BLDGS Home  
(2) ADDRESS 1507 Road Ave DESCRIPTION OF WORK AND INTENDED USE: 2 CAR  
(2) TELEPHONE 256-0167 GARAGE

**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 \_\_\_\_\_  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or 45' from center of ROW, whichever is greater  
Special Conditions \_\_\_\_\_  
Side 3' to lane from PL Rear 10' from PL  
Maximum Height \_\_\_\_\_  
CENSUS 7 TRAFFIC 40 ANNEX# \_\_\_\_\_

accessory-

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 9-29-99  
Department Approval Ronnie Edwards Date 9-29-99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO [initials] W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 9/29/99

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)

RMF-32

1507 Rood Ave

ALLEY

