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BLDG PERMIT NO. 68423

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1459 Rood AVE TAX SCHEDULE NO. 2945-133-10-006

SUBDIVISION Kieth Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~770~~ 196 ^{sq ft}

FILING BLK 1 LOT 13 + 14 SQ. FT. OF EXISTING BLDG(S) 1400 ^{sq ft} + 192 ^{sq ft} + 240 ^{sq ft}

(1) OWNER DANA ISHAM NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS SAME

(1) TELEPHONE 245-8364 NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT DANA ISHAM USE OF EXISTING BLDGS home

(2) ADDRESS / DESCRIPTION OF WORK AND INTENDED USE: (may have laundry room & bath)

(2) TELEPHONE / Add utility-storage room in cellar

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 RSF-8 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

Side 5' from PL Rear 15' from PL Special Conditions (cannot be used as a 2nd unit -)

Maximum Height 32' CENSUS 7 TRAFFIC 40 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 Dana Isham Date 1/21/99

Department Approval Ronnie Edwards Date 1/21/99

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

Utility Accounting Klaunau Date 1/21/99

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)

