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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 75886



Your Bridge to a Better Community

Handwritten mark

BLDG ADDRESS 1605 N 20th ST SQ. FT. OF PROPOSED BLDGS/ADDITION 234

TAX SCHEDULE NO. 2945-124-14-009 ~~Delmar Park Refile~~ SQ. FT. OF EXISTING BLDGS 1290

SUBDIVISION Delmar Park Refile TOTAL SQ. FT. OF EXISTING & PROPOSED 1524

FILING _____ BLK 1 LOT 15 NO. OF DWELLING UNITS:

(1) OWNER Deborah C. McNeill Before: 1 After: 1 this Construction

(1) ADDRESS 1605 N. 20th ST NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 243-8550 Before: 1 After: 1 this Construction

(2) APPLICANT James H. Palmer USE OF EXISTING BUILDINGS single-family construction of a

(2) ADDRESS 640 35^{1/2} RD DESCRIPTION OF WORK & INTENDED USE wooden porch + removal of existing metal one

(2) TELEPHONE 464-0127 TYPE OF HOME PROPOSED:

Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 BMF-8 Maximum coverage of lot by structures 7090

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO

or _____ from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL, Rear 10' from PL Special Conditions _____

Maximum Height 35' CENSUS 6 TRAFFIC 31 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 James H. Palmer Date 7-10-00

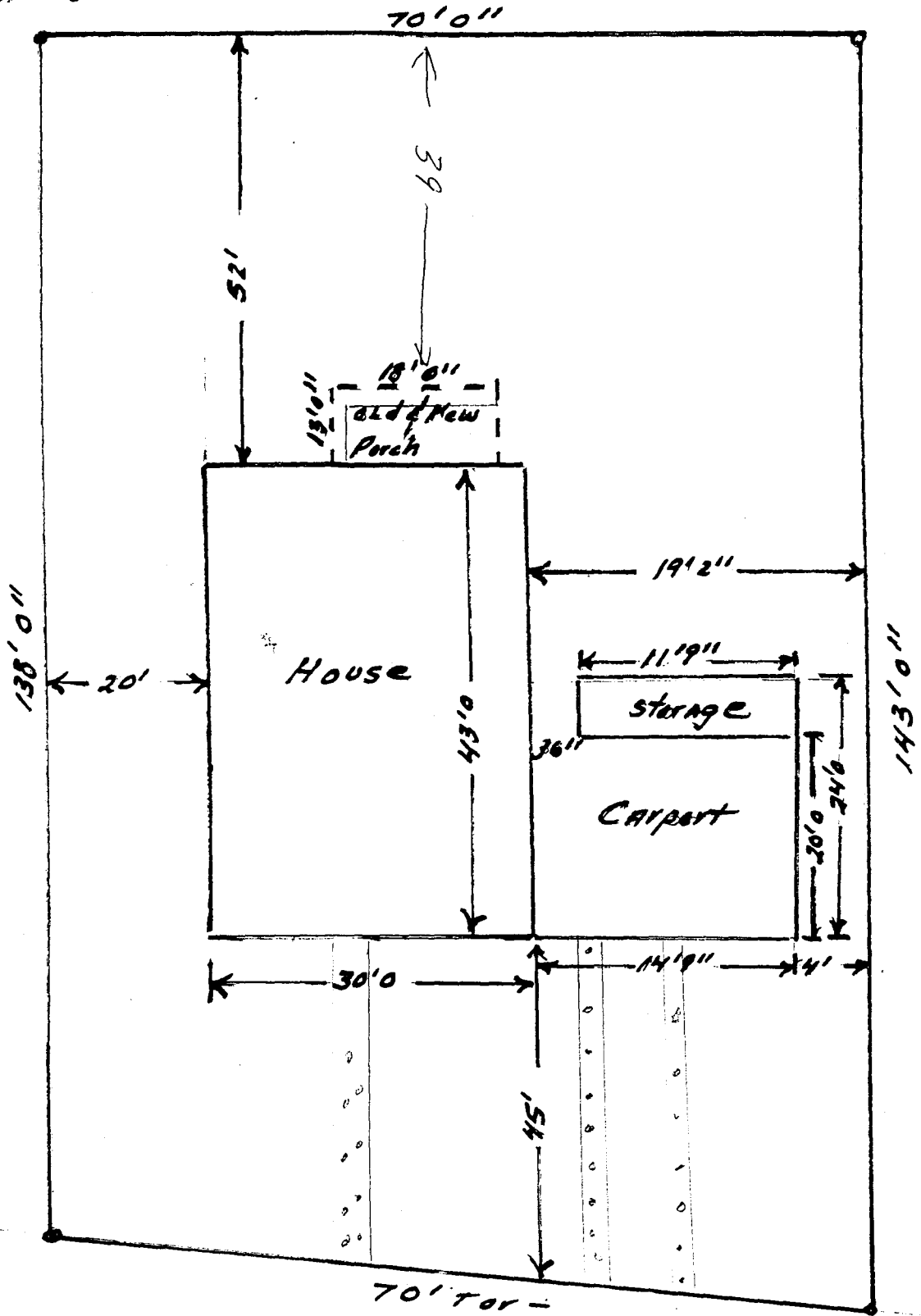
Department Approval C. Jaye Johnson Date 7-10-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no change w/</u>
Utility Accounting	<u>added to 7/10/00</u>	Date	<u>7/10/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

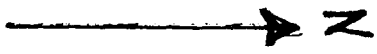
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Deborah C. McNeill
 1605 N. 20th St.
 Grand Jct. Co.



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

N. 20th St.



Plot Plan