

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77295



Your Bridge to a Better Community

5114-3219

BLDG ADDRESS 632 Hill Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 140'

TAX SCHEDULE NO. 2945-14218007 SQ. FT. OF EXISTING BLDGS 1330.10

SUBDIVISION CITY TOTAL SQ. FT. OF EXISTING & PROPOSED 1470.10'

FILING _____ BLK 28 LOT 23,24 NO. OF DWELLING UNITS:
 Before: 6 After: 6 this Construction

(1) OWNER THEODORE B KOEMAN NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS _____ USE OF EXISTING BUILDINGS APARTMENT

(1) TELEPHONE 970 243 8061 DESCRIPTION OF WORK & INTENDED USE ADD DECK/STAIRS

(2) APPLICANT DAVENPORT CONSTR. CO TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) deck/stairs only

(2) ADDRESS 818 Elm Ave

(2) TELEPHONE 243 5839

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-8 Maximum coverage of lot by structures .45

SETBACKS: Front 20' / 25' from property line (PL) Permanent Foundation Required: YES _____ NO
 or _____ from center of ROW, whichever is greater

Side 5' / 3' from PL, Rear 10' / 5' from PL Parking Req'mt no

Maximum Height 35' Special Conditions _____

CENSUS 2 TRAFFIC 35 ANN# _____

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 10-18-00

Department Approval [Signature] Date 10-18-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/18/00</u>		

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

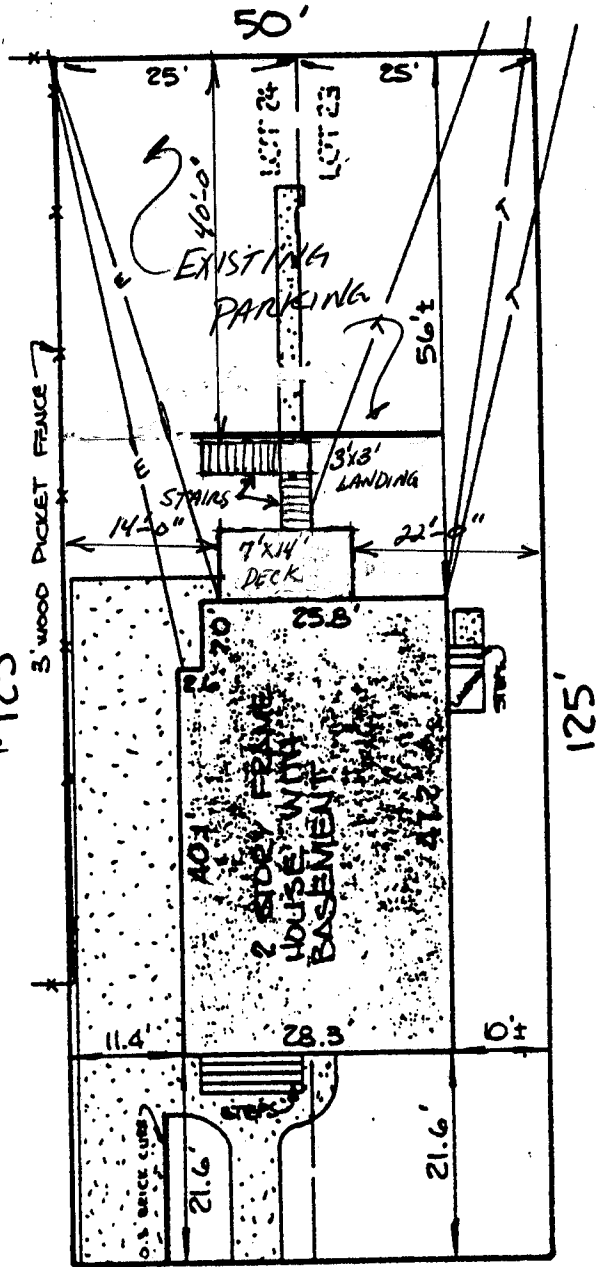
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ALLEY (20')



N SCALE 1" = 20'

PROPOSED 7'x14' DECK & STAIR



HILL AVENUE (80')

ACCEPTED 128 10-18-00
 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.

Legal Description: 632 Hill Avenue, Lots 23 & 24, Block 28, City of Grand Junction, County of Mesa, State of Colorado.

Provided by owner

APPROVED FOR CONSTRUCTION

CDP 10-18-00
 Community Development Department

Date