

FEE \$	10.00
TCP \$	_____
SIF \$	_____

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

BLDG PERMIT NO. 80435



Your Bridge to a Better Community

BLDG ADDRESS 1704 N. 8th St. SQ. FT. OF PROPOSED BLDGS/ADDITION 860 ft²
 TAX SCHEDULE NO. 2945-114-10-951 SQ. FT. OF EXISTING BLDGS 14,045 ft²
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 14,905 ft²
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Rocky Mtn Conference of SDA NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 2520 S. Downing St. Denver USE OF EXISTING BUILDINGS School
 (1) TELEPHONE 1-800-254-9687 DESCRIPTION OF WORK & INTENDED USE Covered Porch
 (2) APPLICANT Kent Kast TYPE OF HOME PROPOSED:
 (2) ADDRESS 2992 Country Rd _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 245-0864 _____ 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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt _____
 Maximum Height 35' Special Conditions _____
 CENSUS B TRAFFIC 27 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 6/22/01
 Department Approval [Signature] Date 6/22/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. Prem# <u>6358</u>
Utility Accounting	<u>Kate Holt</u>	Date	<u>6/22/01</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)

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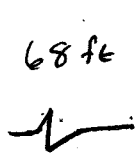
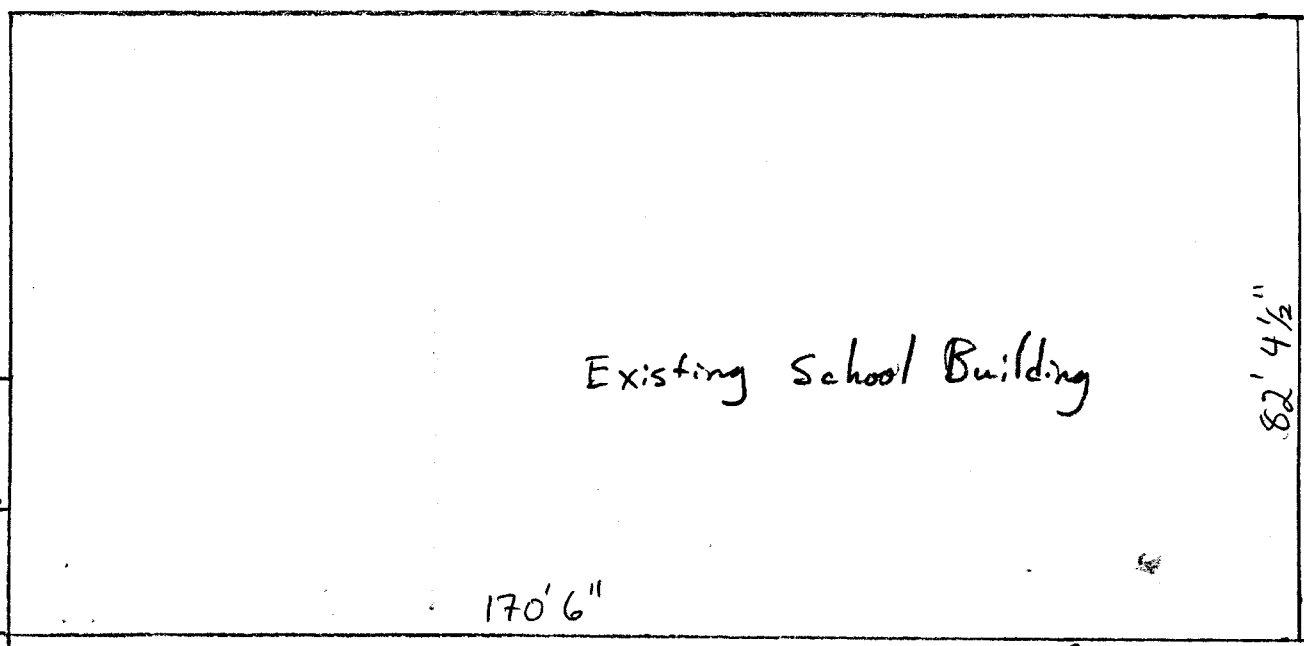
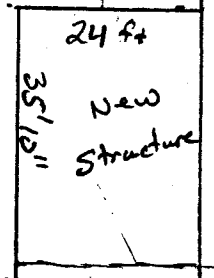
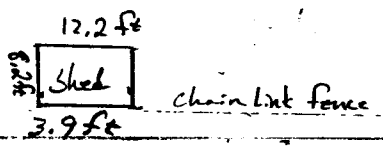
ACCEPTED *Arshi Pragon* 6/22/01
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
1mm = 1 foot
Mesa Avenue

Parking Lot

Existing School Building

7th Street

Property line



11/6

170' 6"

82' 4 1/2"

68 ft

5 ft