

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

2937 6 Rd @

BLDG ADDRESS SAME SQ. FT. OF PROPOSED BLDGS/ADDITION 576
 TAX SCHEDULE NO. 2943-052 45014 SQ. FT. OF EXISTING BLDGS 1,066
 SUBDIVISION North Glenn TOTAL SQ. FT. OF EXISTING & PROPOSED 1,642
 FILING _____ BLK _____ LOT 14 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER GARY TEAL USE OF EXISTING BUILDINGS Residence
 (1) ADDRESS 2937 G-RD DESCRIPTION OF WORK & INTENDED USE Shed
 (1) TELEPHONE 243-8487 TYPE OF HOME PROPOSED:
 (2) APPLICANT GARY TEAL Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS 2937 G-RD _____ Manufactured Home (HUD)
 (2) TELEPHONE 243-8487 _____ 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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 20' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANNEX# _____

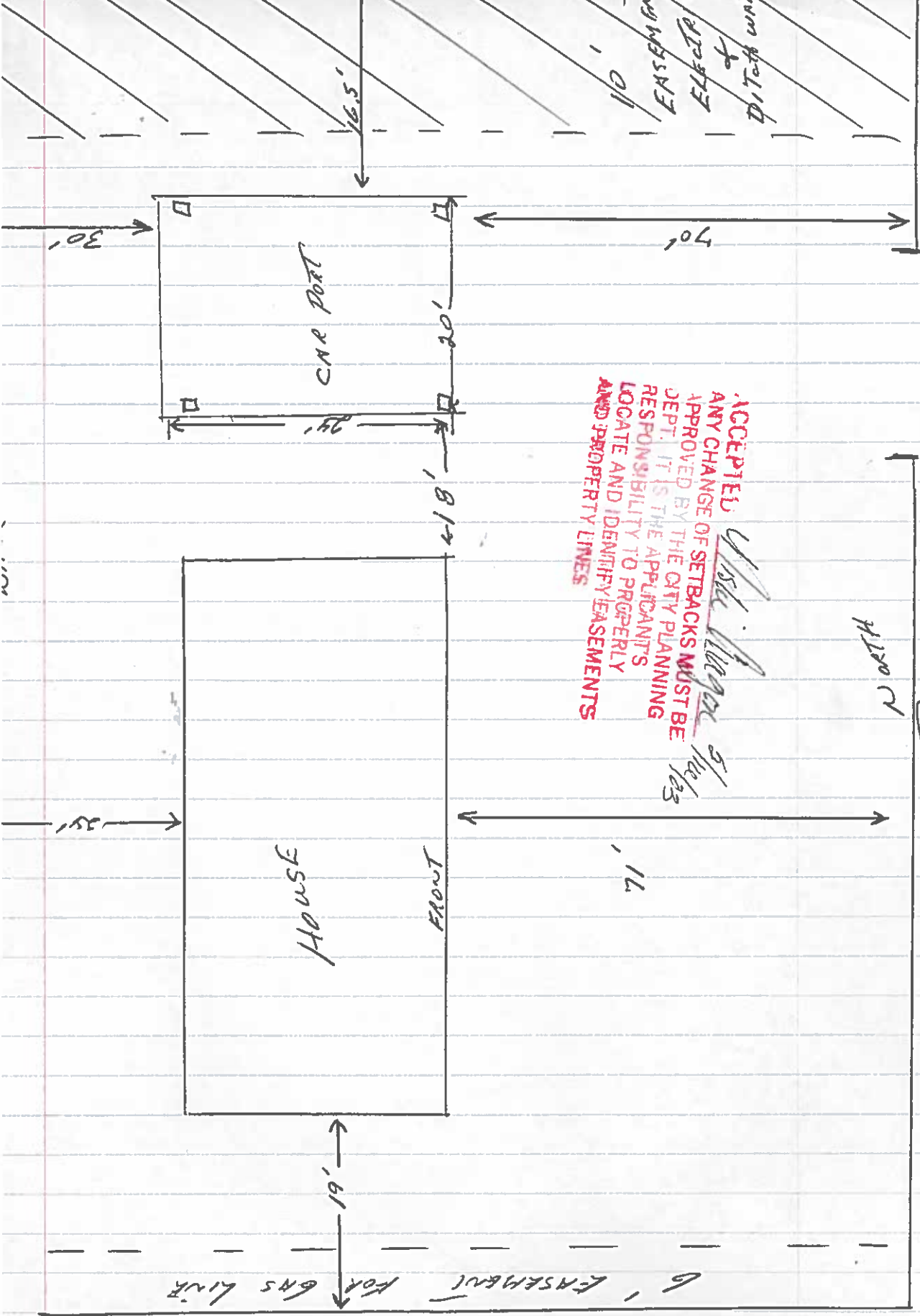
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 5/16/03
 Department Approval [Signature] Date 5/16/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/16/03</u>

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



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

6 - ROAD

ALTH

11' ALTH

6' EASEMENT FOR GNS LINE

19'61"

FRONT

HOUSE

CAR PORT

18'1"

20'

70'

16.5'

30'

11'

10'

EASEMENT
ELECTRIC

&
DITCH WORK