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

BLDG PERMIT NO. 90209



Your Bridge to a Better Community

BLDG ADDRESS 1170 Colorado Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 440 (2nd floor)
 TAX SCHEDULE NO. 294514R4018 SQ. FT. OF EXISTING BLDGS 900
 SUBDIVISION City TOTAL SQ. FT. OF EXISTING & PROPOSED 1340
 FILING BLK 111 LOT 18 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Saul Tompkins NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 1170 Colorado Ave USE OF EXISTING BUILDINGS Dwelling / Business
 (1) TELEPHONE 241-2948 DESCRIPTION OF WORK & INTENDED USE Add 2nd floor over existing for living / moving kitchen
 (2) APPLICANT Saul Tompkins TYPE OF HOME PROPOSED:
 (2) ADDRESS 1170 Colorado Ave Site Built Manufactured Home (UBC)
 (2) TELEPHONE 241-2948 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 RMF-8 Maximum coverage of lot by structures 70%
 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 10' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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).

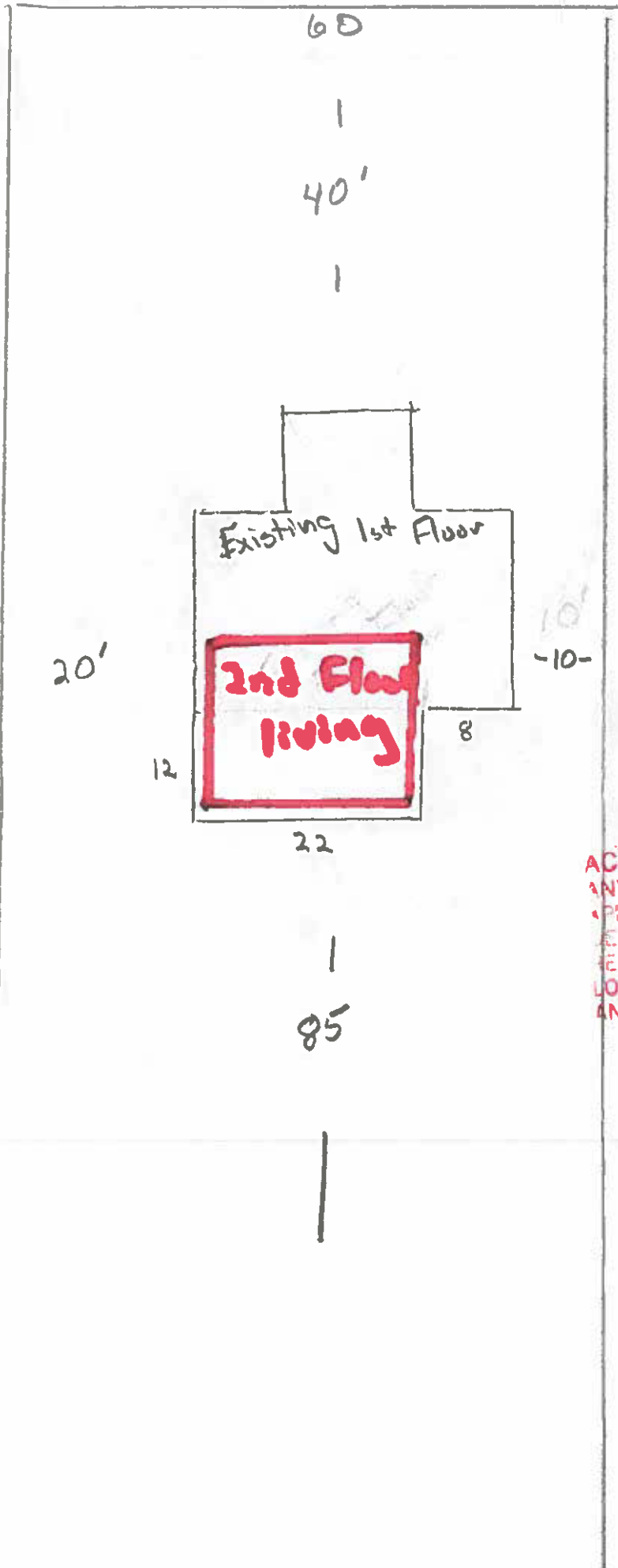
Applicant Signature [Signature] Date 3/17/03
 Department Approval [Signature] Date 3/17/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting		Date	<u>3/17/03</u>

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

Colorado

Saul Tompkins
1170 Colorado
G.J., CO 81501



12th St

20'

12

2nd Floor
living

22

8

10'

85

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.

Wishu Mazon 3/17/03