

FEE \$ 10.00

BLDG PERMIT NO. 51693

PLANNING CLEARANCE

Residential (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 400 N. SHERWOOD

TAX SCHEDULE NO. 2945-113-07-025

SUBDIVISION SHERWOOD

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 160

FILING _____ BLK _____ LOT 25

SQ. FT. OF EXISTING BLDG(S) 2000

(1) OWNER TERRY SCHULTZ

NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 400 N. SHERWOOD

NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE _____

USE OF ALL EXISTING BLDGS HOME

(2) APPLICANT GEORGE PARKER

DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 2481 RIVER RD #5

UTILITY SHED

(2) TELEPHONE 244-8404

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5

Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front 20' from Property Line (PL) or 45' from center of ROW, whichever is greater

Parking Req'mt _____

Side 3' from PL Rear 10' from PL

Special Conditions: _____

Maximum Height _____

Maximum coverage of lot by structures _____

CENSUS TRACT 34 TRAFFIC ZONE 34

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature]

Date 4/5/95

Department Approval [Signature]

Date 4/5/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting [Signature]

Date 4/5/95

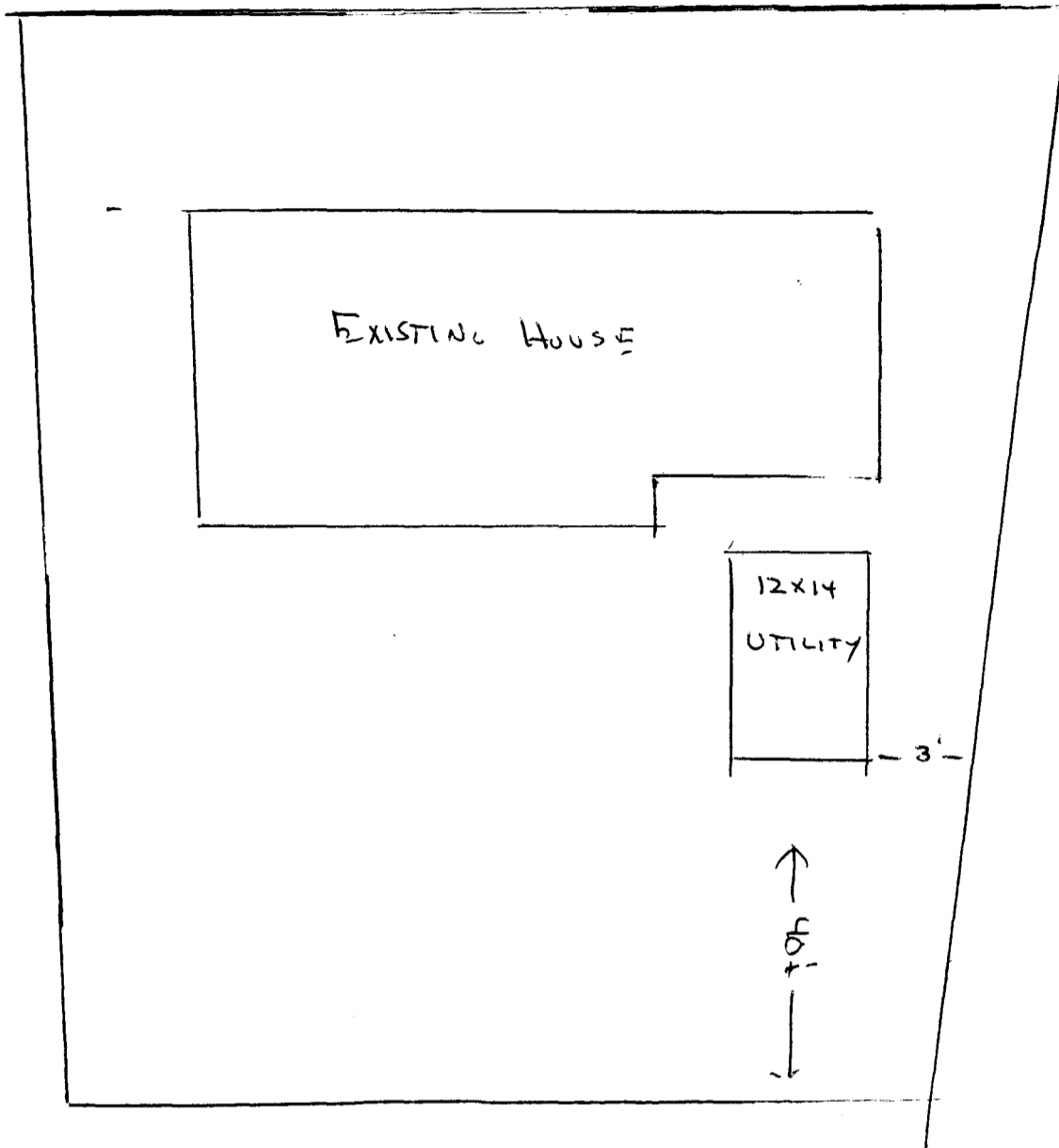
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

400 SHERWOOD

FRONT

108



400 N. Sherwood

ACCEPTED *Lonnie Edwards*
 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.

4/5/95