

FEE \$ 10.00

BLDG PERMIT NO. 51980

PLANNING CLEARANCE

~~(site plan review, multi-family development, non-residential development)~~

Grand Junction Community Development Department



3004-0110-03-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 404 N Sherwood Dr

TAX SCHEDULE NO. 2945-113-07-024

SUBDIVISION Sherwood

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 312

FILING _____ BLK _____ LOT 2

SQ. FT. OF EXISTING BLDG(S) 1856

(1) OWNER Ruby Millett

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

(1) ADDRESS 404 Sherwood n.

NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 3 CONSTRUCTION

(1) TELEPHONE _____

USE OF ALL EXISTING BLDGS Home + Storage

(2) APPLICANT Deep Patel

DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 2481 - Run Rd Unit F

(2) TELEPHONE 244-8404

12x26 storage

✓ 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 _____ from Property Line (PL) or Parking Req'mt _____
50' from center of ROW, whichever is greater

Special Conditions: _____

Side 3' from PL Rear 10' from PL

Maximum Height _____

Maximum coverage of lot by structures _____

CENSUS TRACT 4 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 Deep Patel

Date 4/7/95

Department Approval Marcia Babcock

Date 4-7-95

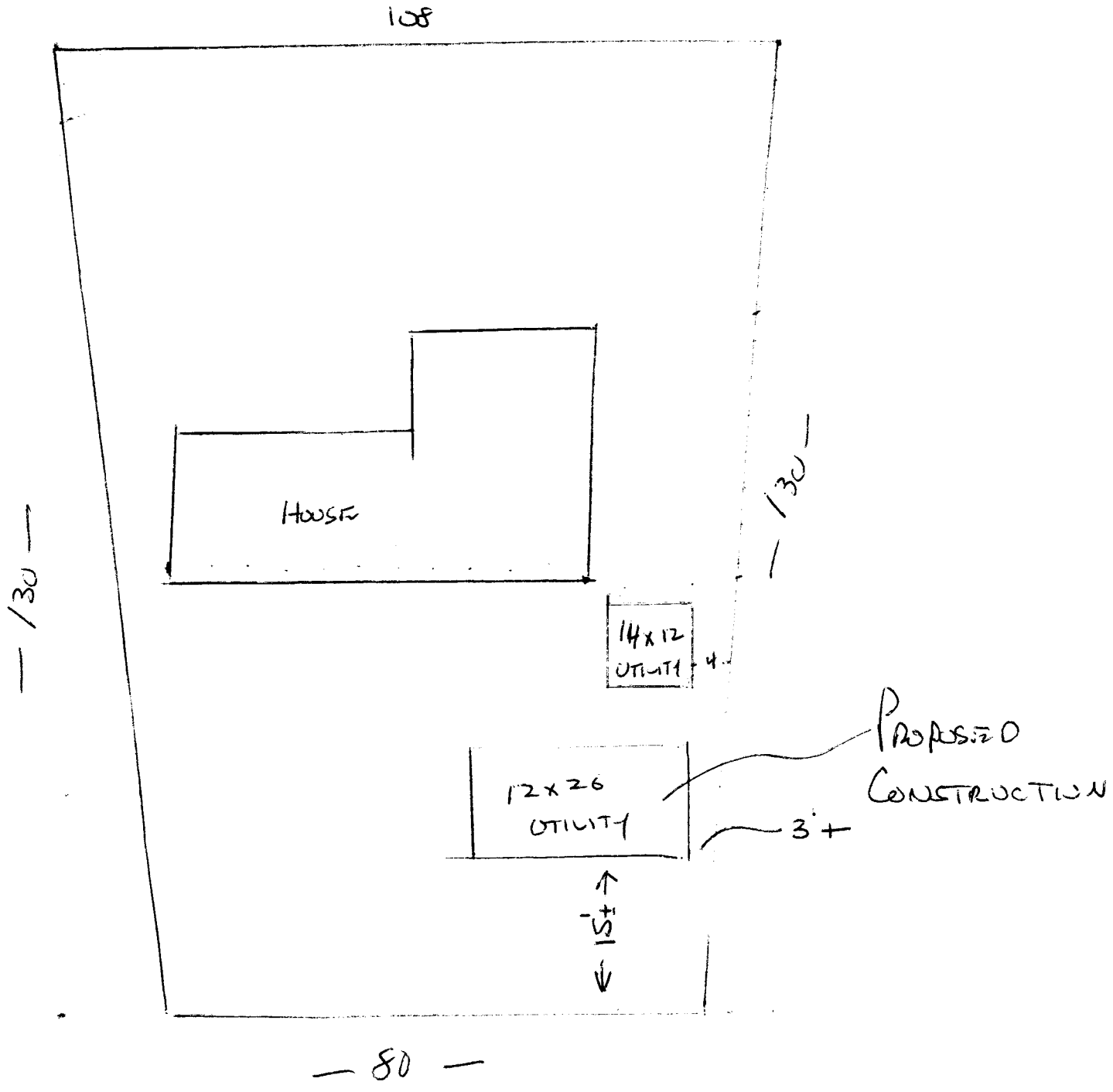
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in S/F use

Utility Accounting Miller Fowler

Date 4-7-95

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)



ACCEPTED ME 4-7-95
 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.