

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. N/A

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department



BLDG ADDRESS 1941 BARBERRY CT TAX SCHEDULE NO. 2945-014.10-005
 SUBDIVISION SPRINGVALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1128
 FILING 2 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER MAURICE SIECKERT NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS ~~2661~~ 1941 BARBERRY CT
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 256 7710
 (2) APPLICANT Maurice Sieckert USE OF EXISTING BLDGS STORAGE
 (2) ADDRESS 1941 Barberrry CT. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 256 7710 STORAGE SHED.

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperty 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 RSF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 3' from PL Rear 10' from PL
 Maximum Height 32'
 CENSUS 10 TRAFFIC 21 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Maurice Sieckert Date 11-23-98
 Department Approval R. Valdez Date 11-23-98

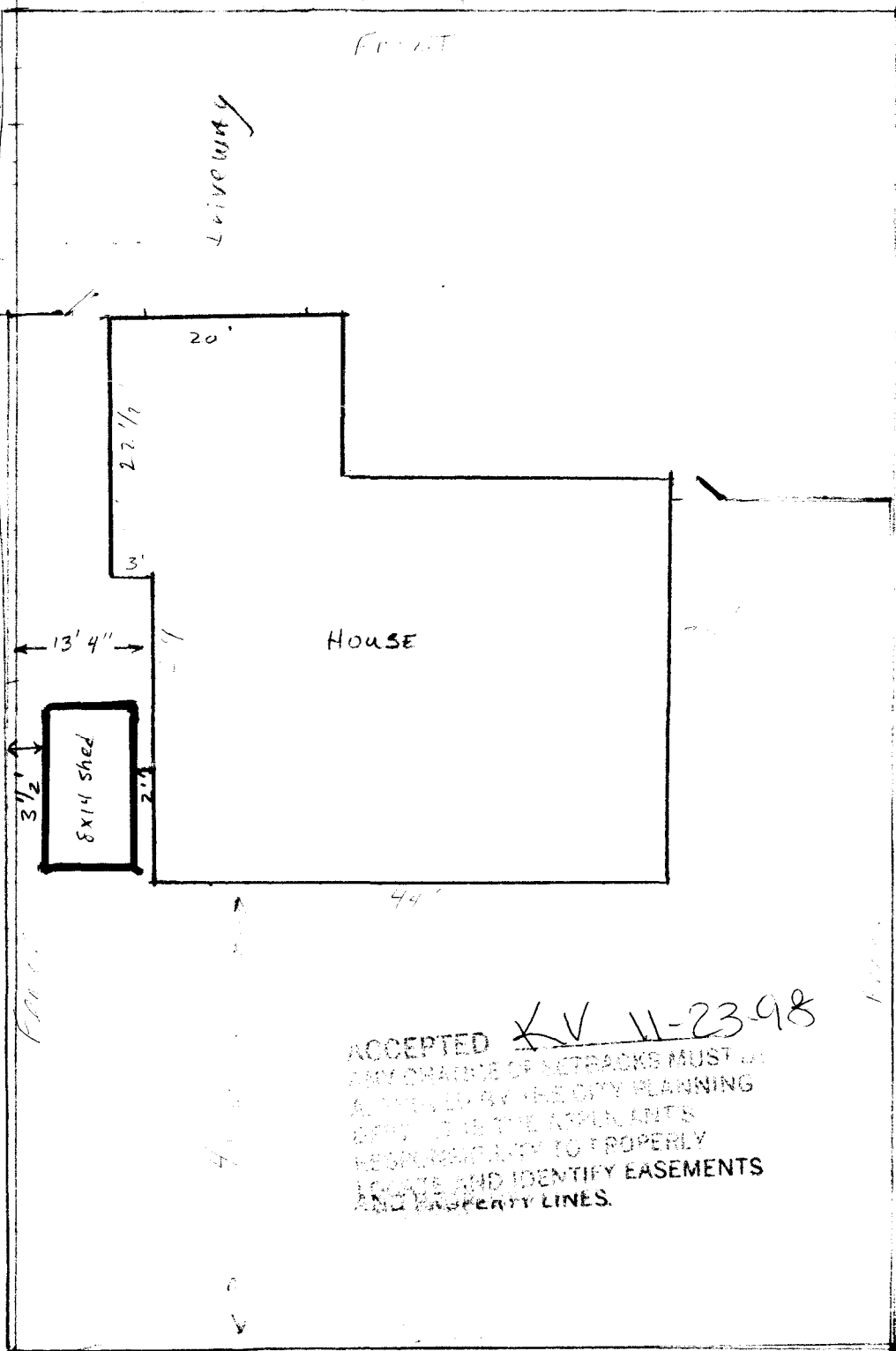
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting [Signature] Date 11/23/98

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)

1946 Easement



ACCEPTED **XV 11-23-98**
 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.

Proposed 8x14 storage shed

Painted to match house.

112 sq'