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

BLDG PERMIT NO. 73043



Your Bridge to a Better Community

BLDG ADDRESS 705 N. 29 Local SQ. FT. OF PROPOSED BLDGS/ADDITION 200 #
 TAX SCHEDULE NO. 2705-323-00-034 SQ. FT. OF EXISTING BLDGS 750 #
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 950 #
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER OSI NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 2007 N. 12TH AVE #47 USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 243-8220 DESCRIPTION OF WORK & INTENDED USE Addn of 12x15
 (2) APPLICANT M4 W Enterprises Inc TYPE OF HOME PROPOSED:
 (2) ADDRESS 2830 N. Avenue 9J 81501 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 970-260-5670 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 RSF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES NO
 or 45' from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions _____
 CENSUS 10 TRAFFIC 21 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 M4 W Enterprises Inc Date 11-30-99
 Department Approval Peter P. J. Date 11-30-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensley</u>	Date	<u>11/30/99</u>

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)

29 Rd

11-30-99

67'

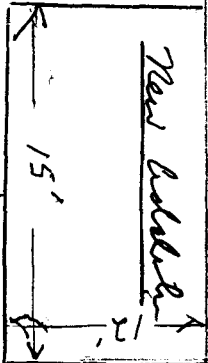
50'

50'

65'

70'

52'



Existing Sta. Co

705 N. 29 Road