

FEE \$	10.00
TCP \$	_____
SIF \$	_____



BLDG PERMIT NO. 69288

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

(Handwritten initials)

BLDG ADDRESS <u>1721 N. 3RD ST</u>	TAX SCHEDULE NO. <u>2945-113-02-015</u>
SUBDIVISION <u>Sherwood</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>168</u>
FILING BLK <u>4</u> LOT <u>17</u>	SQ. FT. OF EXISTING BLDG(S) <u>981</u>
(1) OWNER <u>Thomas Combs</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1721 N. 3RD ST. G.J.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>970-242-4790</u>	USE OF EXISTING BLDGS <u>Residence</u>
(2) APPLICANT <u>owner</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>ADDITION OF BEDROOM</u>
(2) ADDRESS <u>same</u>	
(2) TELEPHONE <u>same</u>	

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 <u>RSF-5</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>5'</u> from PL Rear <u>25'</u> from PL Maximum Height <u>32'</u>	Special Conditions _____
	CENSUS <u>4</u> TRAFFIC <u>34</u> 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 <u>Thomas Combs / John BARTMAR</u>	Date <u>17 MARCH 1999</u>
Department Approval <u>Stuta Castillo</u>	Date <u>3-22-99</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. _____
Utility Accounting <u>Debi Overholt</u>	Date <u>3-22-99</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)

ACCEPTED SL# 3/22/99
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.

