

FEE \$	<u>N/C</u>
TCP \$	<u>—</u>
SIF \$	<u>—</u>

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

BLDG PERMIT NO. 72049



Your Bridge to a Better Community

580-48743

BLDG ADDRESS 536 N. 4th St. SQ. FT. OF PROPOSED BLDGS/ADDITION —

TAX SCHEDULE NO. 2945-142-33-001 SQ. FT. OF EXISTING BLDGS 1150 sq ft + 500 sq ft

SUBDIVISION City TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING — BLK 59 LOT 4,2 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER EDWARD W ROSZYK NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

(1) ADDRESS 536 N 4th St USE OF EXISTING BUILDINGS home

(1) TELEPHONE 2561304 DESCRIPTION OF WORK & INTENDED USE remodeling shop/garage
 (existing)

(2) APPLICANT SAME TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) —

(2) ADDRESS —

(2) TELEPHONE —

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 RMF-64 Maximum coverage of lot by structures 60%

SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES — NO —
 or 45' from center of ROW, whichever is greater

Side 3' from PL, Rear 3' from PL Parking Req'mt —

(Accessory Structure) Maximum Height 36' Special Conditions Home occupation # 10340 - cannot be used for living.

CENSUS 3 TRAFFIC 35 ANN# — Unit.

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 Edward W Roszyk Date 9/21/99

Department Approval Ronnie Edwards Date 9/21/99

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>—</u>
Utility Accounting	<u>Adm</u>	Date	<u>9-21-99</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)