

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 72066



Your Bridge to a Better Community

BLDG ADDRESS 558 Cindy Ann SQ. FT. OF PROPOSED BLDGS/ADDITION 240
 TAX SCHEDULE NO. 294~~1~~-072-03-019 SQ. FT. OF EXISTING BLDGS 1857.5
 SUBDIVISION Andy Ann & Laurell Ann TOTAL SQ. FT. OF EXISTING & PROPOSED 2097.5
 FILING Replat BLK 2 LOT part of 1
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction
 (1) OWNER William C + Janice M Flynn
 (1) ADDRESS 558 Cindy Ann Rd
 (1) TELEPHONE (970) 255-0141
 (2) APPLICANT Same
 (2) ADDRESS _____
 (2) TELEPHONE _____
 USE OF EXISTING BUILDINGS unenclosed carport
 DESCRIPTION OF WORK & INTENDED USE Carport
 TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) Carport Kit

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-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20 from property line (PL)
 or 45 from center of ROW, whichever is greater Permanent Foundation Required: YES _____ NO
 Side 3 from PL, Rear 3 from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions unenclosed carport - to be placed on rear half of parcel
 CENSUS _____ TRAFFIC _____ ANN# _____

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 William C Flynn Date 9-21-99
 Department Approval Ronnie Edwards Date 9-21-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>no charge in use</u>
Utility Accounting	<u>Ruthie Towner</u>	Date	<u>9-21-99</u>

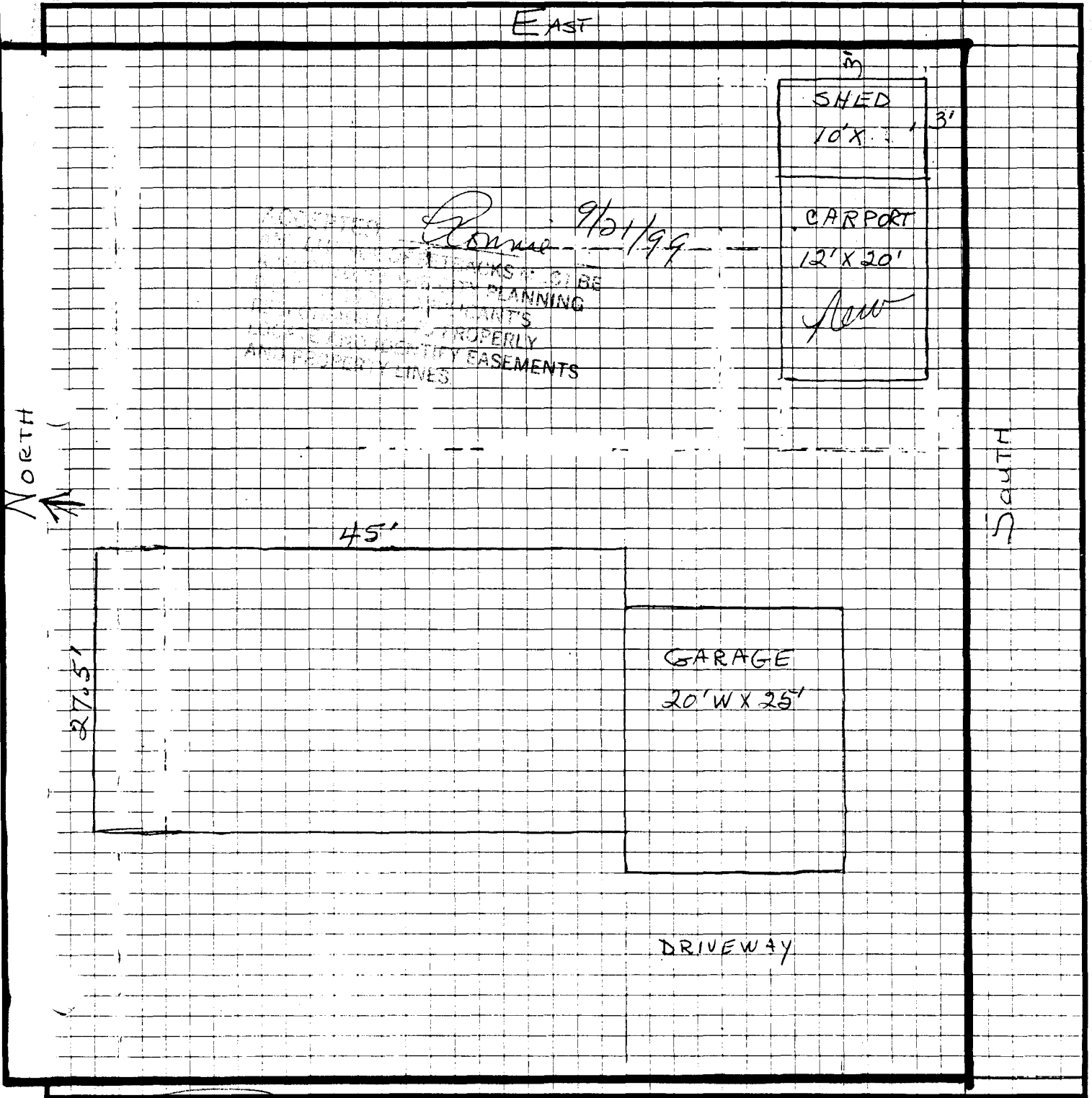
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1 - An outline of the PROPERTY LINES with dimensions.
- 2 - An outline of the PROPOSED STRUCTURE with its dimensions.
- 3 - The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4 - All EASEMENTS or RIGHTS - OF - WAY on the property
- 5 - All other STRUCTURES on the property.
- 6 - All STREETS and ALLEYS adjacent to the property and street names.
- 7 - All existing and proposed DRIVEWAYS.
- 8 - An arrow indicating North.

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.



558 CINDY ANN WEST ROAD