

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO.	under 30' ht. - no permit needed as long as open & unenclosed
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1035 Hill Avenue TAX SCHEDULE NO. 2A45-14219-004

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 180 sq ft.

FILING BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1400 sq ft

(1) OWNER COPELAND, Jeff + Kathleen NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1035 Hill Avenue

(1) TELEPHONE 970-255-6569 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Kathleen Copeland USE OF EXISTING BLDGS SINCE family home

(2) ADDRESS 1035 Hill Ave DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 970-255-6569 Build Deck 18 in off the ground next to house

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-32 Maximum coverage of lot by structures 100%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt PORTION OF DECK WITHIN SIDEYARD

Side 40' from PL Rear 20' from PL Special Conditions SETBACK MUST REMAIN OPEN AND UNCOVERED PER SEC 5-1.7F

Maximum Height 30' 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 Kathleen Copeland Date 7.28.99

Department Approval Bill Nuth Date 7.28.99

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

Utility Accounting Kaunca Date 7/28/99

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)

ALLEY

Height 5'11"

GARAGE

GATE

Screen

ACCEPTED KV 7.28-99
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.

4'11" 11/12

Back yard

Fence

Driveway

future deck
18 in
off the
ground

House

House
635 Hill Ave.

STREET

Property line



Height 5'11"