

FEE \$	10.00
TCP \$	500.00
SIF \$	



BLDG PERMIT NO. 68991

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

(Handwritten mark)

BLDG ADDRESS 412 SHERMAN DR. G.J. CO. ⁸¹⁵⁰³ TAX SCHEDULE NO. 2945-252-17006
 SUBDIVISION ARTESIA Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1203
 FILING BLK 8 LOT 12 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Debbie Giddings NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 412 SHERMAN DR.
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Miguel Leon USE OF EXISTING BLDGS N/A
 (2) ADDRESS 2507 Hwy 6350 DESCRIPTION OF WORK AND INTENDED USE: foundation
 (2) TELEPHONE 242-2500 3 electric, GAS, H2O hookups - placing new modular -

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.

modular purchased from Palm Harbor -
 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) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions permanent foundation required - *
 Maximum Height 32' CENSUS 13 TRAFFIC 80 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 Miguel A. Leon Date 2/24/99
 Department Approval [Signature] Date 3-18-99

Additional water and/or sewer tap fee(s) are required YES NO W/O No. 12040 TR 89034
 Utility Accounting [Signature] Date 3-18-99

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)



Sherman

482 Sherman

Driveway

54'

30'

10'

16'

28'

31'

21'

44'

135'

80'

3-18-99

Power
Phone

ALLEY

Lot Line

Lot Line

Lot Line

Done by
Tech Draw
3-18-99

Revised 3/24/99

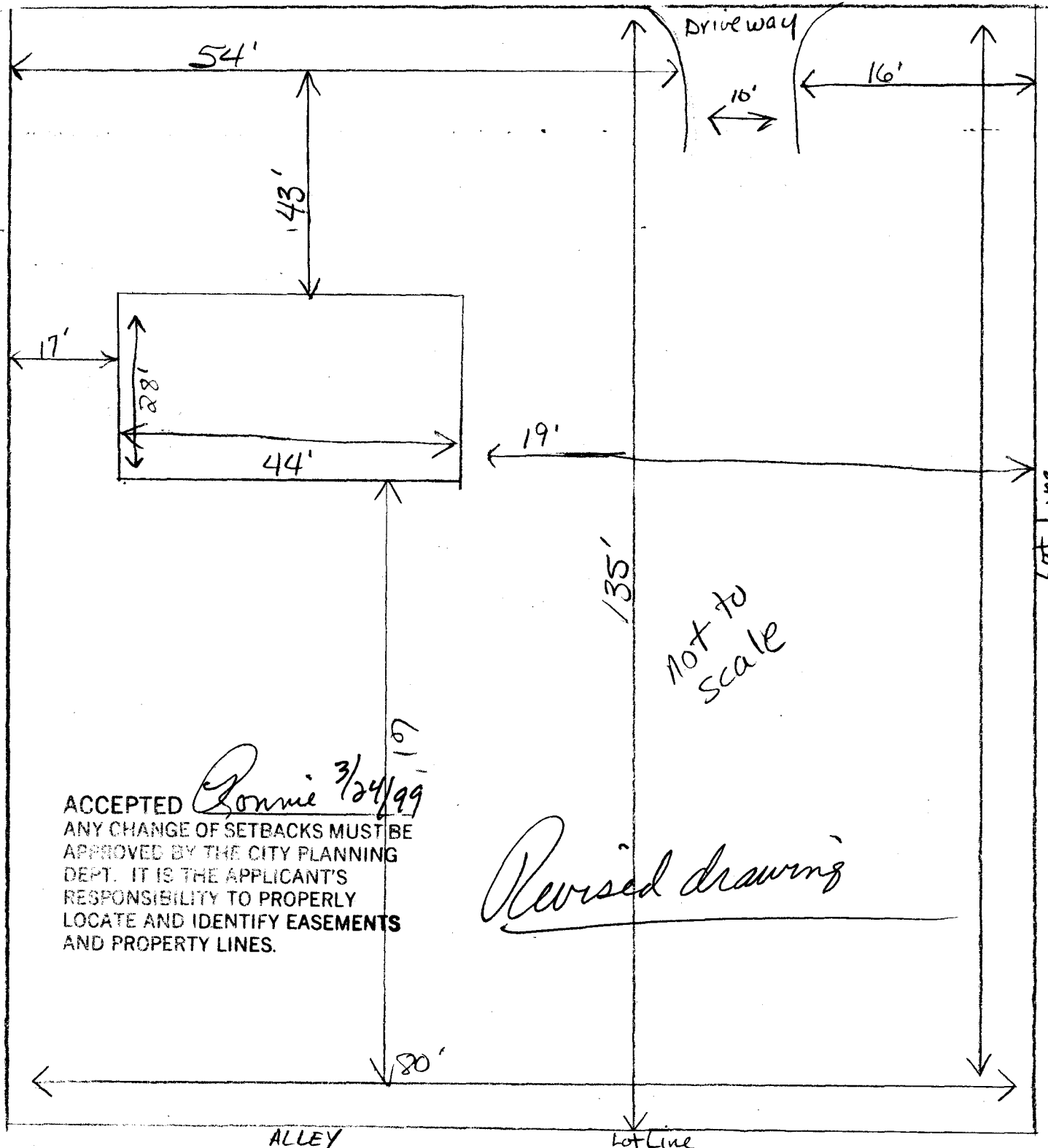
Re-oriented house

ACCEPTED KV 3-18-99
ANY CHANGE OF SETBACKS MUST
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

2
N
M
M



412 Sherman



Not to scale

ACCEPTED *Ronnie* 3/24/99

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.

Revised drawing