

FEE \$	10.00
TCP \$	
SIF \$	



BLDG PERMIT NO. 69824

*(Handwritten initials)*

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

BLDG ADDRESS 477 N. Sherwood Dr. TAX SCHEDULE NO. 2945-113-13-013

SUBDIVISION Sherwood Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING BLK 9 LOT 13 SQ. FT. OF EXISTING BLDG(S) 1434

(1) OWNER Michael W. + Brenda L. Roberts NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 477 N. Sherwood Dr. NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 242-7860 USE OF EXISTING BLDGS Private Residence

(2) APPLICANT Michael W. Roberts DESCRIPTION OF WORK AND INTENDED USE: Enlarge

(2) ADDRESS 477 N. Sherwood Dr. existing carport to make Garage

(2) TELEPHONE (970) 242-7860

**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-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'tmt \_\_\_\_\_  
or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_

Side 5' from PL, Rear 25' from PL  
Maximum Height 32' CENSUS 4 TRAFFIC 34 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 [Signature] Date 04/27/99

Department Approval [Signature] Date 4-27-99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 44267-4727 TR89519

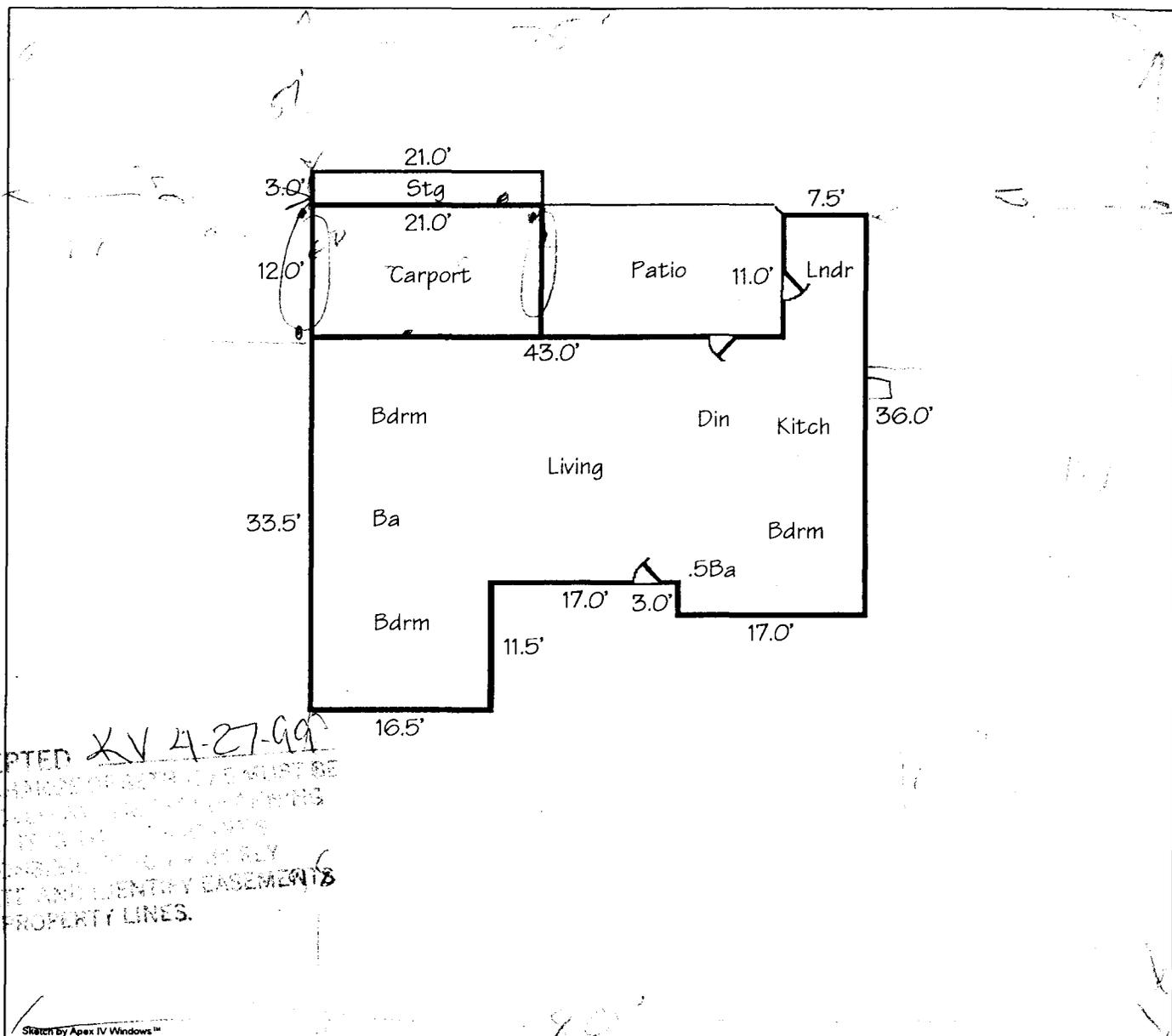
Utility Accounting [Signature] Date 4-27-99

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)

# Building Sketch

Borrower/Client Roberts			
Property Address 477 North Sherwood Drive			
City Grand Junction	County Mesa	State CO	Zip Code 81501
Lender Fidelity Mortgage Company			



ACCEPTED *XV 4-27-99*  
 ANY CHANGES OF THIS PLAN MUST BE APPROVED BY THE ARCHITECT BEFORE IT IS USED FOR PERMITS, LOCAL AND COUNTY CASEMENTS AND PROPERTY LINES.

Sketched by Apex IV Windows™

Comments:

*N Sherwood Dr*

AREA CALCULATIONS SUMMARY			
Area	Name of Area	Size	Totals
GLA1	First Floor	1434.25	1434.25
P/P	Patio	263.50	263.50
GAR	Carport	252.00	252.00
OTH	Storage	63.00	63.00

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>First Floor</b>			
7.5	x	36.0	270.00
22.0	x	43.0	946.00
3.0	x	9.5	28.50
11.5	x	16.5	189.75