

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. N/A



BK

Your Bridge to a Better Community

BLDG ADDRESS 2215 N. 13th St SQ. FT. OF PROPOSED BLDGS/ADDITION 115 - Replacement
 TAX SCHEDULE NO. 2945-122-00126 SQ. FT. OF EXISTING BLDGS 80.75 (approx.)
 SUBDIVISION Fairmont TOTAL SQ. FT. OF EXISTING & PROPOSED 1700 sq ft
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Mr. & Mrs. Philip Born NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 2215 N. 13th St. USE OF EXISTING BUILDINGS Storage & home
 (1) TELEPHONE 243-8643 DESCRIPTION OF WORK & INTENDED USE Storage Shed Replacement
 (2) APPLICANT Philip Born TYPE OF HOME PROPOSED:
 (2) ADDRESS 2215 N. 13th St. _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 243-8643 _____ Manufactured Home (HUD)
 _____ Other (please specify) Storage shed

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-24 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL Parking Req'mt _____
 Maximum Height for accessory structures only Special Conditions _____
 CENSUS 6 TRAFFIC 28 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).

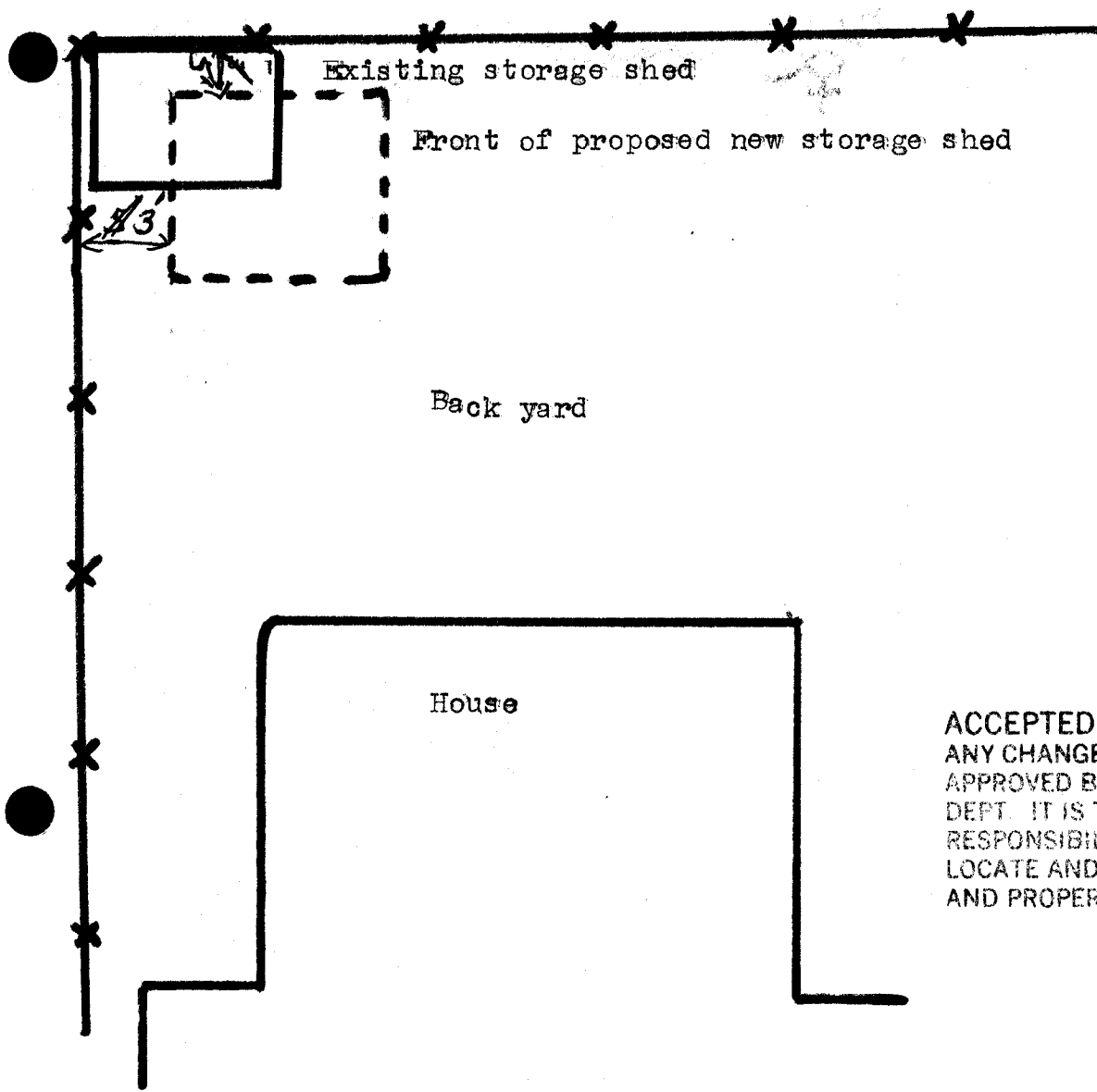
Applicant Signature Philip Z. Born Date June 9, 2000
 Department Approval Ronnie Edwards Date 6/12/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/Q.No. _____
Utility Accounting <u>Debi Overholt</u>	Date <u>6-12-00</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)

Rear yard



Property line

Existing storage shed

Front of proposed new storage shed

Back yard

House

ACCEPTED *Ronnie* 6/12/00
 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.

Sketch map of proposed addition of a metal storage shed to 2215 N. 13 St., Grand Junction, Colorado.



10 Ft.

2215 N. FRONT 13th St.