

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 75408



Your Bridge to a Better Community

BLDG ADDRESS 2102 N 1st Street SQ. FT. OF PROPOSED BLDGS/ADDITION 0

TAX SCHEDULE NO. 2945 112 15 015 SQ. FT. OF EXISTING BLDGS 1400[#] up 800 Basement

SUBDIVISION Hillcrest Manor TOTAL SQ. FT. OF EXISTING & PROPOSED Same

FILING N/A BLK N/A LOT 1 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER Dale C. Cole NO. OF BUILDINGS ON PARCEL
Before: 2 After: 2 this Construction

(1) ADDRESS Same USE OF EXISTING BUILDINGS Res.

(1) TELEPHONE 970 243 7711 DESCRIPTION OF WORK & INTENDED USE walk out to existing Basement

(2) APPLICANT Same TYPE OF HOME PROPOSED:
____ Site Built ____ Manufactured Home (UBC)
____ Manufactured Home (HUD)
 Other (please specify) Remodel

(2) ADDRESS Same

(2) TELEPHONE Same

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-4 Maximum coverage of lot by structures 2000

SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater
Permanent Foundation Required: YES _____ NO _____

Side _____ from PL, Rear Interior from PL Parking Req'mt _____

Maximum Height _____ Special Conditions _____

CENSUS 4 TRAFFIC 25 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 Dale C. Cole Date 5-29-00

Department Approval Kristen K. Ashbeck Date 5/30/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensley</u>		Date <u>5/30/00</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)