

FEE \$	16.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 77260



Your Bridge to a Better Community

BLDG ADDRESS 612 26³/₄ RD G.J. SQ. FT. OF PROPOSED BLDGS/ADDITION 200 sq FT

TAX SCHEDULE NO. 2945-024-02-005 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION NORTHERN HILLS TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 1 LOT 1 NO. OF DWELLING UNITS:

(1) OWNER ROBERT ZENTNER Before: _____ After: _____ this Construction

(1) ADDRESS 612 26³/₄ RD G.J. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 241-2581 Before: _____ After: _____ this Construction

(2) APPLICANT MICHAEL OBOYLE USE OF EXISTING BUILDINGS PRIVATE HOME

(2) ADDRESS 538 TELER AVE DESCRIPTION OF WORK & INTENDED USE TOOL + STORAGE SHED

(2) TELEPHONE GJ 241-4792 TYPE OF HOME PROPOSED:

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify) _____

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 50%

SETBACKS: Front 25' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 3' from PL, Rear 5' from PL

Parking Req'mt _____

Maximum Height 35'

Special Conditions _____

CENSUS 10 TRAFFIC 23 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 Mike Oboyle Date 10/17/2000

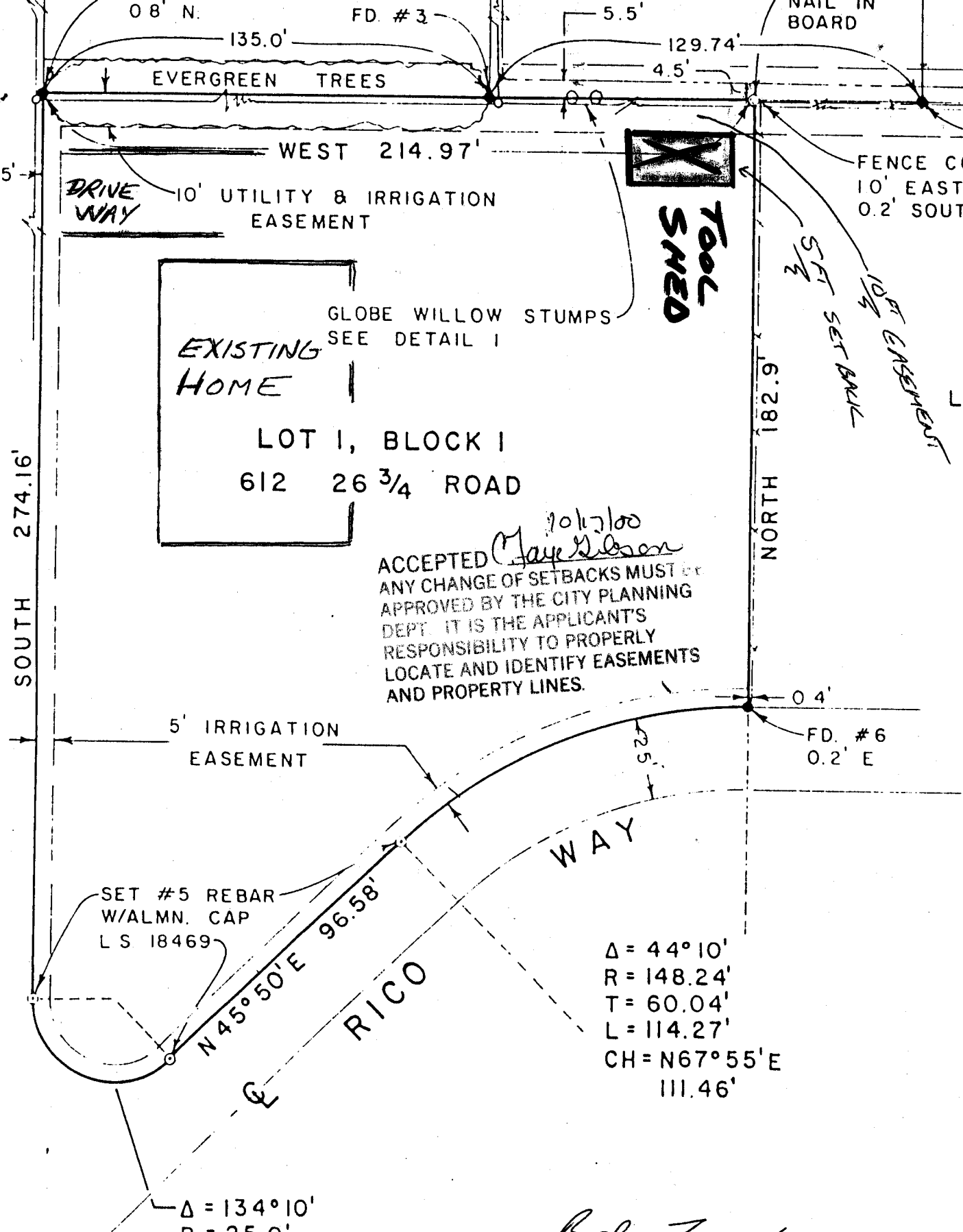
Department Approval C. J. Jaye Date 10/17/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Debit</u>	Date	<u>10-17-00</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)

ROAD 26 3/4



Bob Zentner
TOOL SHED
612 26 3/4 Rd.
G.J. Co.