

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

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

BLDG PERMIT NO. 70410



Your Bridge to a Better Community

BLDG ADDRESS 637 26 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 20

TAX SCHEDULE NO. 2945-034-00-097 SQ. FT. OF EXISTING BLDGS 1053

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1073

FILING _____ BLK _____ LOT _____

(1) OWNER SCOTT MINOR

(1) ADDRESS _____

(1) TELEPHONE 1-970-948-7031

(2) APPLICANT Dowd Construction

(2) ADDRESS 2878 B Rd G.J 81503

(2) TELEPHONE 241-1169

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

USE OF EXISTING BUILDINGS House / Garage

DESCRIPTION OF WORK & INTENDED USE ADDITION/Remodel

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-1

Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 15' from PL, Rear 30' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 10 TRAFFIC 20 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 James J. Dowd

Date 8-31-00

Department Approval Faye Johnson

Date 8-31-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Debi Overholt</u>		Date <u>8-31-00</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)

37 26 RD

Dowd Construction

Health Dept

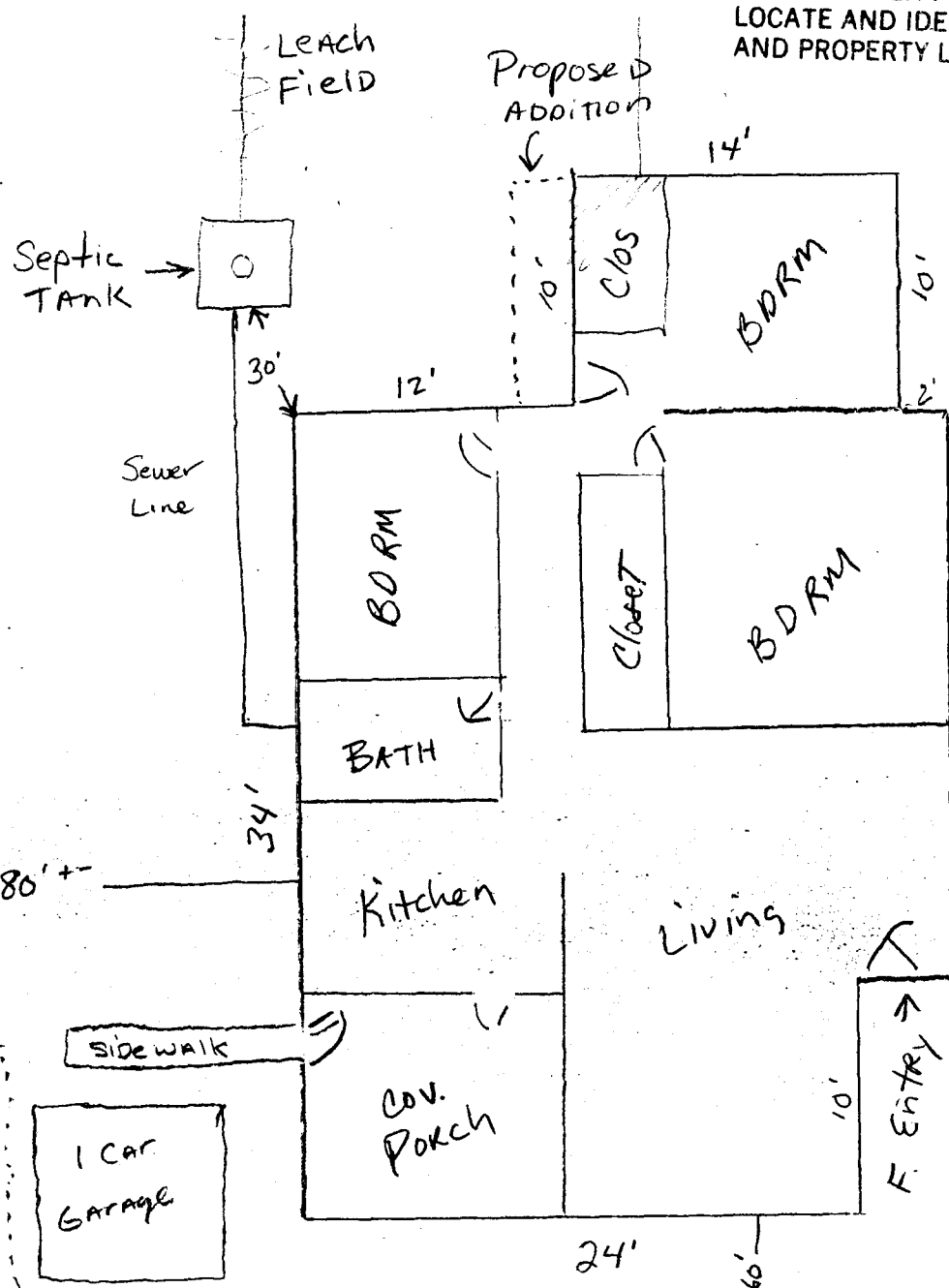
- Remodel
- Garages
- Painting
- Flatwork
- Roofing

James G. Dowd
(303) 241-1169

555 1/2 28 3/4 Road
Grand Junction, CO 81501

NORTH Prop line

8-31-00
 ACCEPTED *Jaye Nelson*
 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.



EAST Prop line

26 RD

SEWER LINE

CANAL