

Carport Add.

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	—

BLDG PERMIT NO. 74304



### PLANNING CLEARANCE

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

10462-6486

BLDG ADDRESS 545-29RD TAX SCHEDULE NO. 2943-074-00-079

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20x20 NA tax 20 (open)

FILING BLK — LOT — SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER FRANK O. Jones NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 545 29 ROAD NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 245-6176 USE OF EXISTING BLDGS home

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: portable carport

(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-8 Maximum coverage of lot by structures —

SETBACKS: Front 20' from property line (PL) Parking Req'mt —  
or — from center of ROW, whichever is greater

Side 3' from PL Rear 3' from PL Special Conditions —

Maximum Height — CENSUS 6 TRAFFIC 30 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 Frank O. Jones Date —

Department Approval Ashley Thagon Date 3/13/00

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. NO Chg in use

Utility Accounting Am Cole Date 3/13/00

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

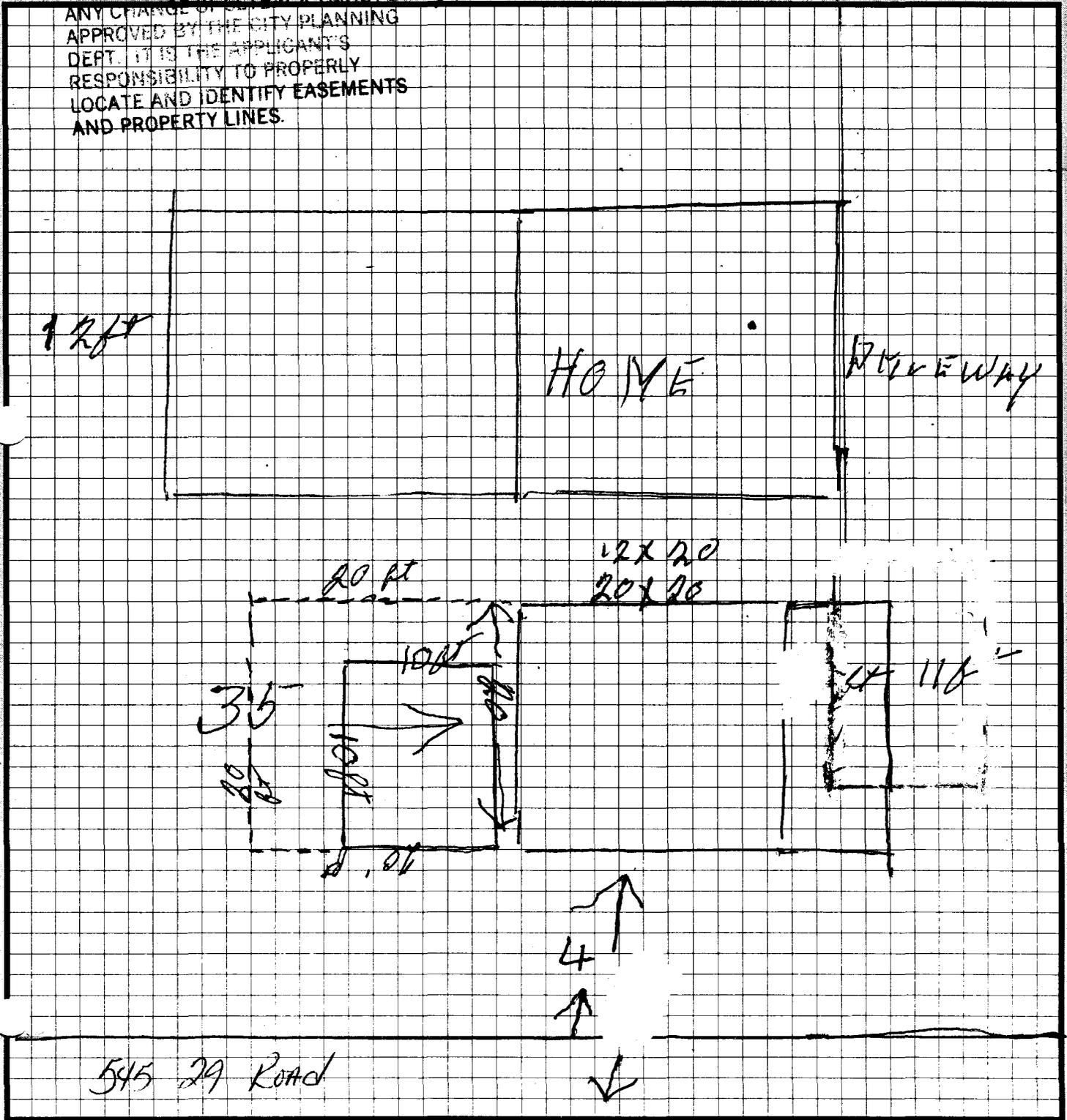
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:**

- 1- An outline of the PROPERTY LINES with dimensions.
- 2- An outline of the PROPOSED STRUCTURE with its dimensions.
- 3- The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4- All EASEMENTS or RIGHTS - OF - WAY on the property
- 5- All other STRUCTURES on the property.
- 6- All STREETS and ALLEYS adjacent to the property and street names.
- 7- All existing and proposed DRIVEWAYS.
- 8- An arrow indicating North.

**FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.**

ACCEPTED *Wishu 3/13/00*  
 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.



W