

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 76205



Your Bridge to a Better Community

4675-2925

BLDG ADDRESS 635 N. 3rd St. SQ. FT. OF PROPOSED BLDGS/ADDITION 320'

TAX SCHEDULE NO. 2945-142-26009 SQ. FT. OF EXISTING BLDGS 1070'

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1390'

FILING _____ BLK 54 LOT 14-15-16 NO. OF DWELLING UNITS:

(1) OWNER Scott Stapleton Before: 2 After: 2 this Construction

(1) ADDRESS 635 N. 3rd St. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 970-241-5346 Before: 2 After: 2 this Construction

(2) APPLICANT Same as above USE OF EXISTING BUILDINGS Home

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE Storage/Storage

(2) TELEPHONE _____ 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 BMF-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20' 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't _____

Maximum Height 35'

Special Conditions _____

CENSUS 3 TRAFFIC 35 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 [Signature] Date 8-1-00

Department Approval [Signature] Date 8-1-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8-1-00</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)

