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

BLDG PERMIT NO.	74837
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Your Bridge to a Better Community

BLDG ADDRESS 927 N 5th St SQ. FT. OF PROPOSED BLDGS/ADDITION 490
 TAX SCHEDULE NO. 2945-K12-09-007 SQ. FT. OF EXISTING BLDGS 1500
 SUBDIVISION Grand Junction TOTAL SQ. FT. OF EXISTING & PROPOSED 1990
 FILING _____ BLK _____ LOT N 1/2 14, 15, 16 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Clark W. Seeman NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 927 North 5th St USE OF EXISTING BUILDINGS Primary House
 (1) TELEPHONE 970-248-9780 DESCRIPTION OF WORK & INTENDED USE New Roof Shingles
 (2) APPLICANT Clark W. Seeman TYPE OF HOME PROPOSED: New Room
 (2) ADDRESS 927 North 5th St _____ Site Built _____ Manufactured Home (UBC) Bedroom
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-248-9780 Other (please specify) 2nd floor bedroom

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 RMF-32 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 20' from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions Adding a room to 2nd floor
 CENSUS 2 TRAFFIC 36 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 Clark W. Seeman Date 4/18/2000
 Department Approval Mister Aragon Date 4/18/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE in Use</u>
Utility Accounting	<u>To Bensley</u>	Date	<u>4/18/00</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)