

FEE \$	<u>Pd w/ VAR</u>
TCP \$	<u> </u>
SIF \$	<u> </u>

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

BLDG PERMIT NO. 74812



Your Bridge to a Better Community

BLDG ADDRESS 1335 Colorado Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 12' x 40'
 TAX SCHEDULE NO. 2945-133-18-005 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Keith's Addition TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK N LOT 9910 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Patricia McCleary NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 3 this Construction
 (1) ADDRESS 1335 Colorado Ave. USE OF EXISTING BUILDINGS Home, garage, shed
 (1) TELEPHONE 245-2117 DESCRIPTION OF WORK & INTENDED USE Repair
 (2) APPLICANT same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) TE
 (2) TELEPHONE _____ 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 B-1 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 3'* from PL, Rear 10 from PL Parking Req'mt _____
 Maximum Height 40 Special Conditions * Per VAR-1999-259
Must be unenclosed
 CENSUS 7 TRAFFIC 41 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 Patricia A. McCleary Date Apr 13, 2000
 Department Approval Kristen K. Anderson Date 12/8/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>C. Bensley</u>	Date	<u>4/13/00</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)

COLORADO AVE

1335

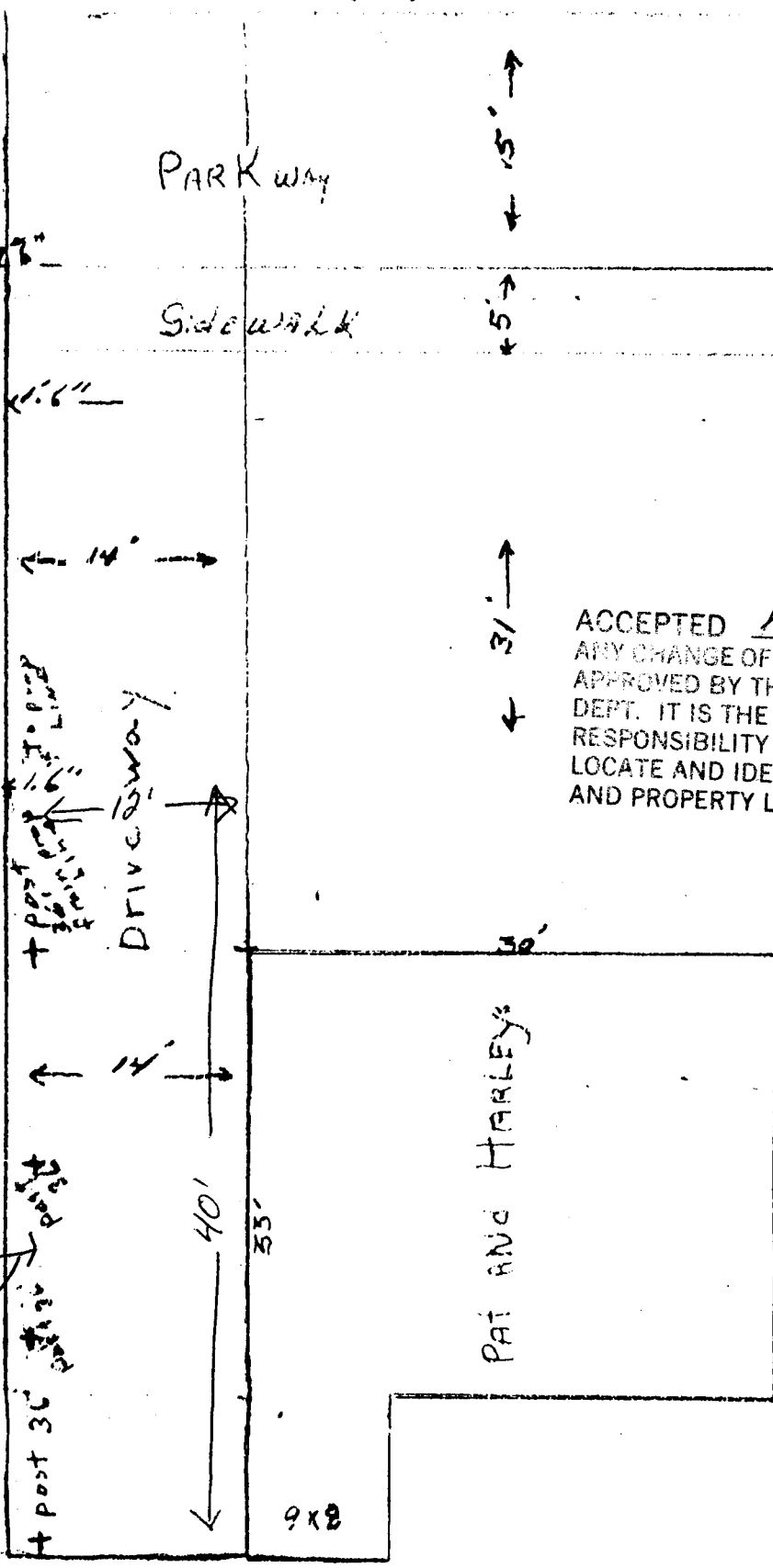
PROPERTY LINE

Neighbors House

3' + 6" property line

12.5'

PROPERTY LINE



ACCEPTED *KP 4-13-00*
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.

E.