

FEE \$	<u>0</u>
TCP \$	<u>0</u>
SIF \$	<u>0</u>

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

BLDG PERMIT NO. MM254



Your Bridge to a Better Community

BLDG ADDRESS 2225 Elderberry SQ. FT. OF PROPOSED BLDGS/ADDITION Int.
 TAX SCHEDULE NO. 2945-011-31-035 SQ. FT. OF EXISTING BLDGS 2212
 SUBDIVISION Spring Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 2212
 FILING 6 BLK 15 LOT 35 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Kearl NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS Same USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE Add Bath
Inside Home
 (2) APPLICANT Dick Olson TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 365 G.J. Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 243 4543 _____ 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 RMF-5 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side N/A from PL, Rear _____ from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions Int. Rem.
 CENSUS 21 TRAFFIC 10 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 Dick Olson Date 10-5-00
 Department Approval Sandra J. Castello Date 10-5-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>K Hart</u>	Date	<u>10/5/00</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)