

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 75297



Your Bridge to a Better Community

BLDG ADDRESS 548 Glen Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 140
 TAX SCHEDULE NO. 2943-073-01-066 SQ. FT. OF EXISTING BLDGS 1064
 SUBDIVISION Cottonwood Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1204
 FILING _____ BLK 3 LOT 3 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Jason Eidinger NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 548 Glen Rd Grand Junction CO 81501 USE OF EXISTING BUILDINGS single family
 (1) TELEPHONE 271-7383 DESCRIPTION OF WORK & INTENDED USE New storage shed
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS " _____ Site Built _____ Manufactured Home (UBC) May 18 2000
 (2) TELEPHONE " _____ 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 PD Maximum coverage of lot by structures 70%
 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 _____ Special Conditions _____
 CENSUS 6 TRAFFIC 30 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 Jason Eidinger Date 5-18-00
 Department Approval [Signature] Date 5/18/00

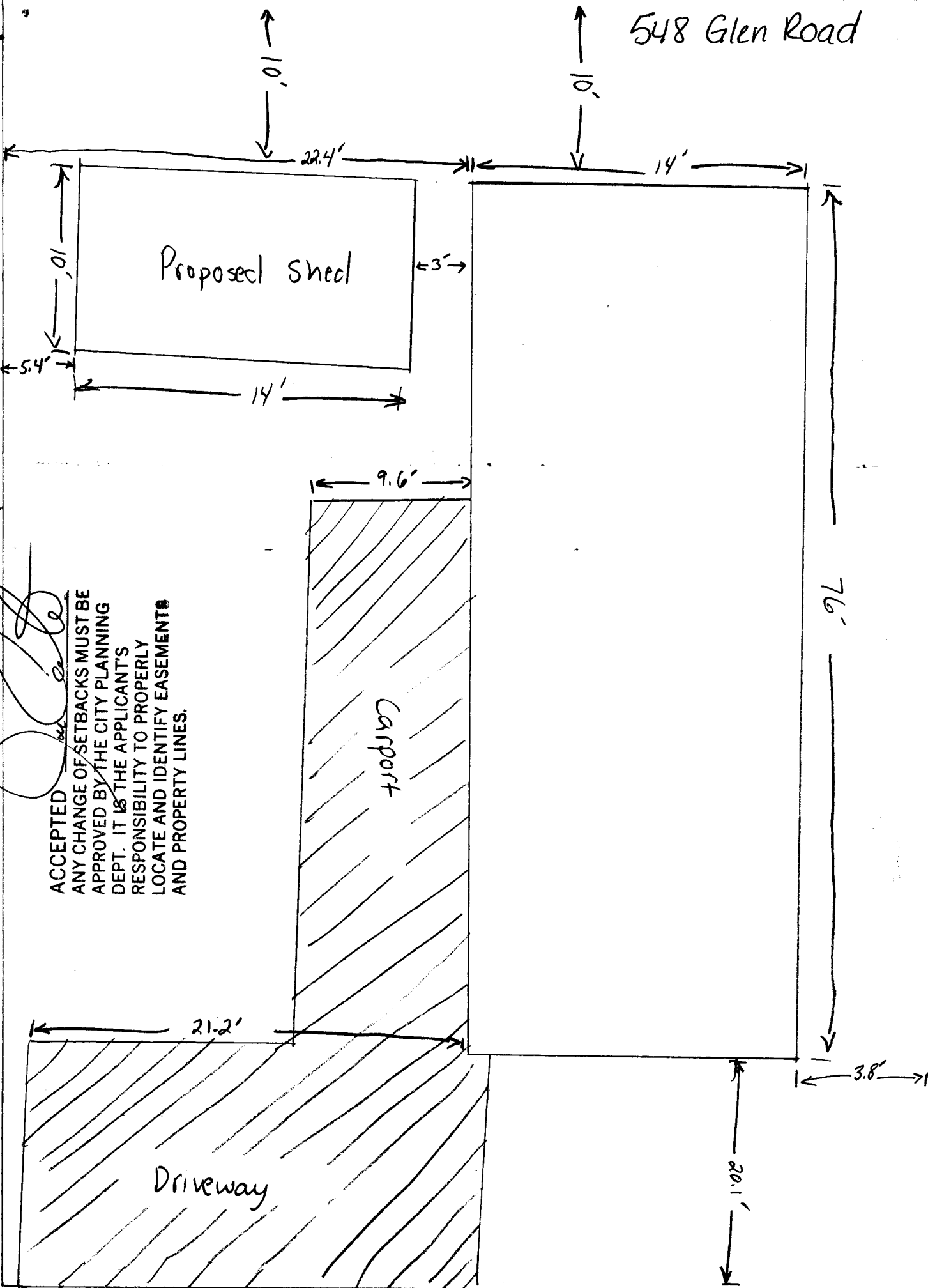
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Li Bensley</u>	Date	<u>5/18/00</u>

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)

548 Glen Road

NC
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ACCEPTED
 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.

Property Line

GLEN ROAD