

FEE \$	10.00 pd w/ previous
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 77094



Your Bridge to a Better Community

BLDG ADDRESS 1416 GLENWOOD SQ. FT. OF PROPOSED BLDGS/ADDITION N/A

TAX SCHEDULE NO. GAD 2945-123-00-060 SQ. FT. OF EXISTING BLDGS 2222

SUBDIVISION GRANDVIEW SUB TOTAL SQ. FT. OF EXISTING & PROPOSED 2222

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
Before: 2 After: 2 this Construction

(1) OWNER LYNDA AMERSON NO. OF BUILDINGS ON PARCEL
Before: 3 After: 3 this Construction

(1) ADDRESS 1416 GLENWOOD

USE OF EXISTING BUILDINGS HOMES + GARAGE
DESCRIPTION OF WORK & INTENDED USE Shed turned into garage
~~HOMES + GARAGE~~

(1) TELEPHONE 257-9100

TYPE OF HOME PROPOSED:
 VIA Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
 Other (please specify) _____

(2) APPLICANT SAME

(2) ADDRESS ↓

(2) TELEPHONE ↓

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-16 Maximum coverage of lot by structures 7590

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height 40' Special Conditions _____

CENSUS 6 TRAFFIC 31 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 Lynnda Amerson Date 10-4-00

Department Approval Ronnie Edwards Date 10-4-00

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

ACCEPTED SLC 10-5-00
 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.

