

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

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

BLDG PERMIT NO. 76525



Your Bridge to a Better Community

BLDG ADDRESS 1725 GLENWOOD AVE. SQ. FT. OF PROPOSED BLDGS/ADDITION 100 sq ft

TAX SCHEDULE NO. 2945-123-25-005 SQ. FT. OF EXISTING BLDGS 1008

SUBDIVISION ELMWOOD PLAZA TOTAL SQ. FT. OF EXISTING & PROPOSED 1108

FILING _____ BLK 7 LOT 3

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER JAMES + LINDA BROWN

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 1725 GLENWOOD AVE.

USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE 242-2039

DESCRIPTION OF WORK & INTENDED USE ADD BATHROOM

(2) APPLICANT DAWAYNE MARTIN INC.

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

(2) ADDRESS 1712 GLENWOOD AVE.

(2) TELEPHONE 243-7365

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 KMF-16

Maximum coverage of lot by structures 75%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 40'

Special Conditions _____

CENSUS 6 TRAFFIC 31 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 Dawayne Martin Inc.

Date 8-23-00

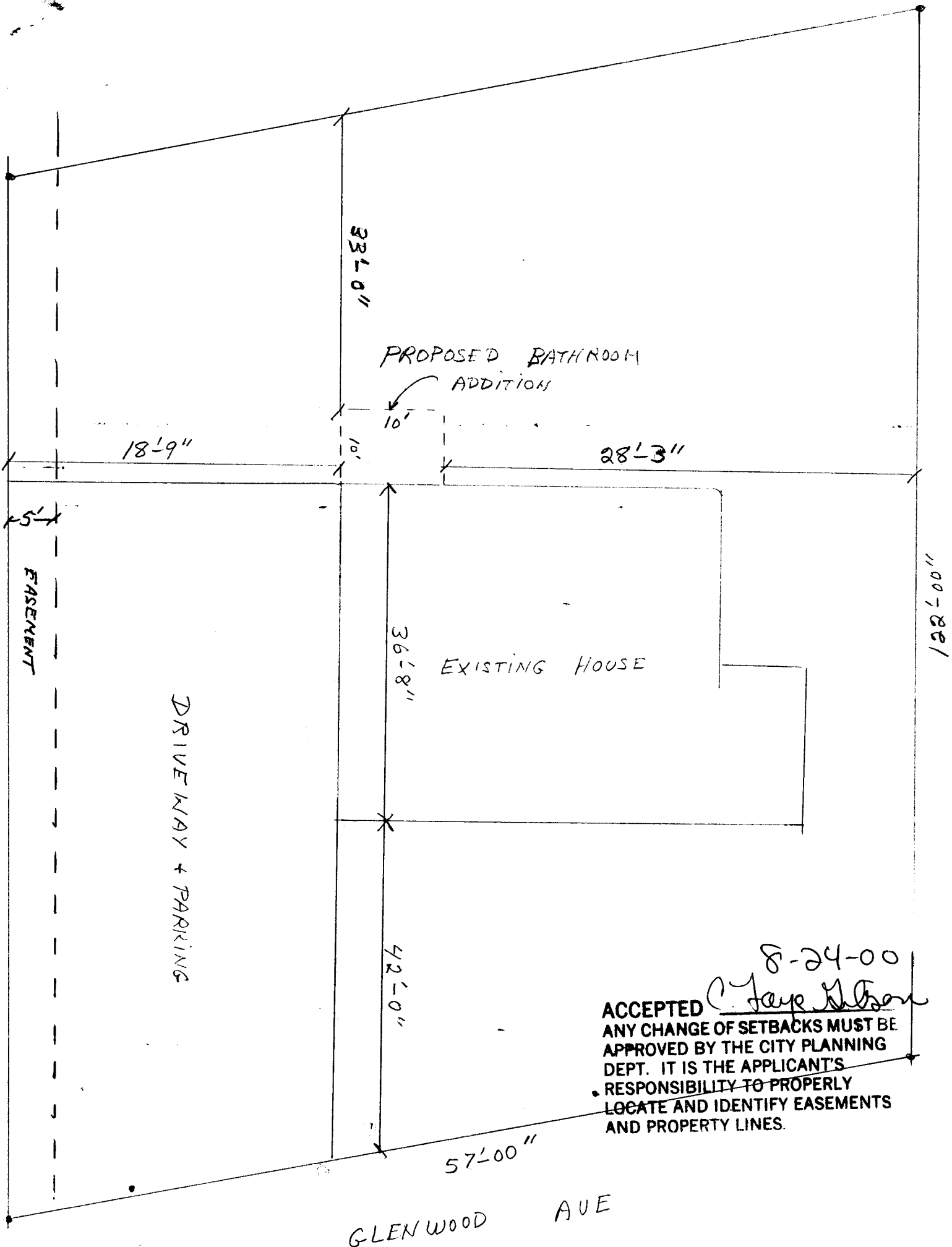
Department Approval C. Fay Gibson

Date 8-24-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>Existing house</u>
Utility Accounting	<u>K. H. H. A.</u>	Date	<u>8/24/00</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)



PROPOSED BATHROOM ADDITION

18'-9"

28'-3"

334'-0"

10'

10'

36'-8"

EXISTING HOUSE

42'-0"

57'-00"

100'-8 1/2"

8-24-00

C. J. Wilson

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.

GLENWOOD AVE

DRIVEWAY + PARKING

EASEMENT

NORTH