

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 75804



Your Bridge to a Better Community

10X16

BLDG ADDRESS 404 W. Grand SQ. FT. OF PROPOSED BLDGS/ADDITION 15x20
 TAX SCHEDULE NO. 2945-151-00-063 SQ. FT. OF EXISTING BLDGS — not known
 SUBDIVISION — TOTAL SQ. FT. OF EXISTING & PROPOSED —
 FILING — BLK — LOT — NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER Bill Williams USE OF EXISTING BUILDINGS residence
 (1) ADDRESS 404 W GRAND DESCRIPTION OF WORK & INTENDED USE new storage shed
 (1) TELEPHONE none TYPE OF HOME PROPOSED:
 (2) APPLICANT same Site Built Manufactured Home (UBC)
 (2) ADDRESS same Manufactured Home (HUD)
 (2) TELEPHONE same Other (please specify) SHED FOR STORAGE

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.

ONLY

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8 Maximum coverage of lot by structures MAY 22 2000
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES TR NO X
 or — from center of ROW, whichever is greater
 Side 3' accessory from PL, Rear 5' accessory from PL Parking Req'mt —
 Maximum Height 35' Special Conditions no charge
 CENSUS 9 TRAFFIC 11 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 Bill Williams Date 5/23/00
 Department Approval Ronnie Edwards Date 5/22/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> W/O No.
Utility Accounting	<u>A. Bensey</u>	Date	<u>5/22/00</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)

404 W. Grand

Front

STREET

PARKING

DWELLING
MY HOME

ACCEPTED *Bonnie 5/22/00*
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.

BOARD FENCE

BOARD FENCE

N EIGHBOR'S HOUSE

15'

16'

46" 2'

3 FT.

101'

SHED

50'±

ALLEY