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

BLDG PERMIT NO.



Your Bridge to a Better Community

1328-847

BLDG ADDRESS 406 W. Grand Ave SQ. FT. OF PROPOSED BLDGS/ADDITION Under 120 Sq ft. STORAGE UNIT

TAX SCHEDULE NO. 2945-151-00-079 SQ. FT. OF EXISTING BLDGS House

SUBDIVISION Downtown TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Mary Lynn McNutt NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction ACCESSORY

(1) ADDRESS 2087 Hodessa Ave USE OF EXISTING BUILDINGS SINGLE FAMILY

(1) TELEPHONE 242-6374 DESCRIPTION OF WORK & INTENDED USE STORAGE SHED

(2) APPLICANT Ronald Russell TYPE OF HOME PROPOSED:
 (2) ADDRESS 406 W. Grand Ave, GJ, CO Site Built _____ Manufactured Home (UBC) _____
 Manufactured Home (HUD) _____
 (2) TELEPHONE (970) 255-1920 Other (please specify) Storage Shed

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-04 Maximum coverage of lot by structures _____

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

Side 3 from PL, Rear 3 from PL Parking Req'mt NONE

Maximum Height NA Special Conditions _____

CENSUS 1401 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 [Signature] Date 4-5-2000

Department Approval [Signature] Date 4/5/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	Date <u>4/5/06</u>	<u>no charge</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

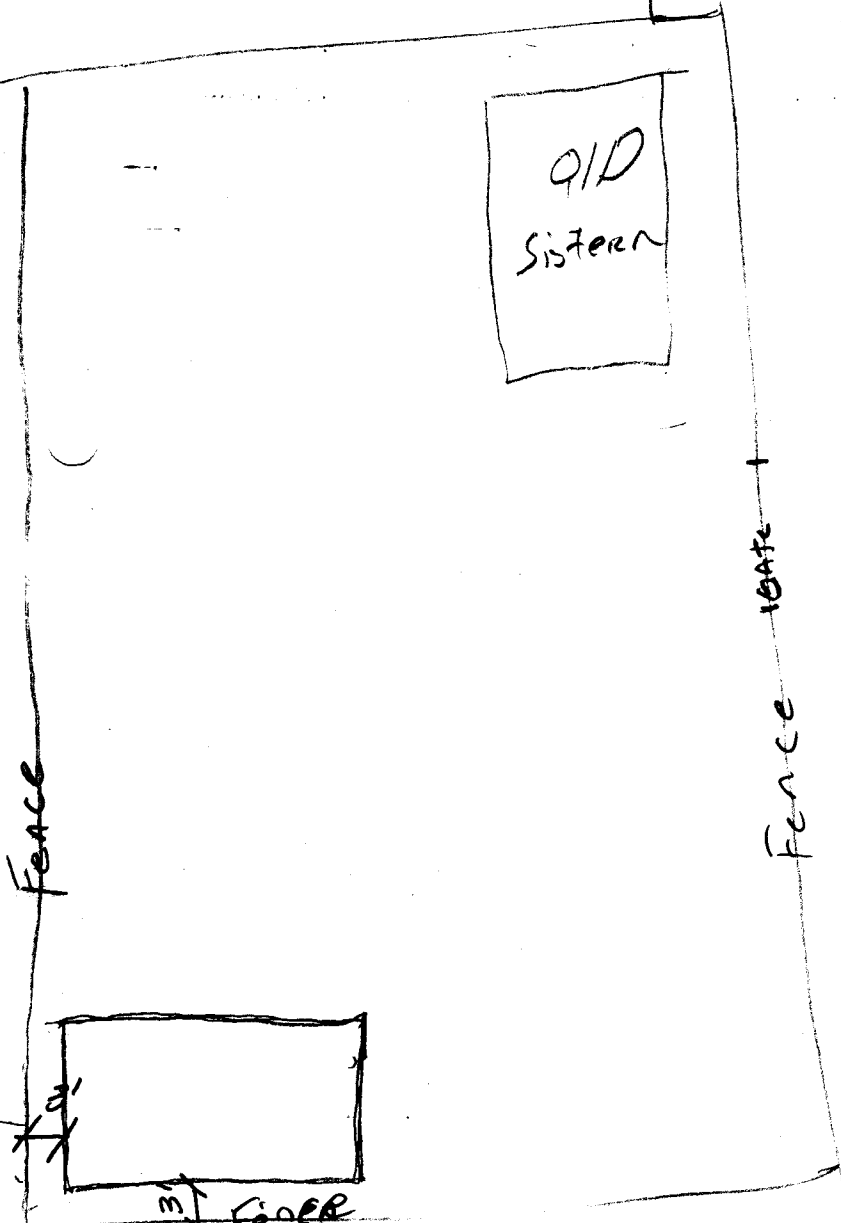
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

House

Alisa Aragon 4/5/00

ACCEPTED
ANY CHANGES OR RETRACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

QID
Sister



Alley

400 W Grand Ave