

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 77861



Your Bridge to a Better Community

BLDG ADDRESS 1003 GRAND Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 12x18
 TAX SCHEDULE NO. 2945-144-02-018 SQ. FT. OF EXISTING BLDGS 4500
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Richard Avery NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 1003 Grand Ave USE OF EXISTING BUILDINGS SF HOME
 (1) TELEPHONE 245-7622 DESCRIPTION OF WORK & INTENDED USE SHED - STORAGE
 (2) APPLICANT Richard Avery TYPE OF HOME PROPOSED:
 (2) ADDRESS same _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE same _____ Manufactured Home (HUD)
 _____ Other (please specify) 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-8 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 5 from PL Parking Req'mt NA
 Maximum Height _____ Special Conditions NA
 CENSUS _____ TRAFFIC _____ 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 Richard Avery Date 11/27/00
 Department Approval Bill Nuth Date 11-27-00

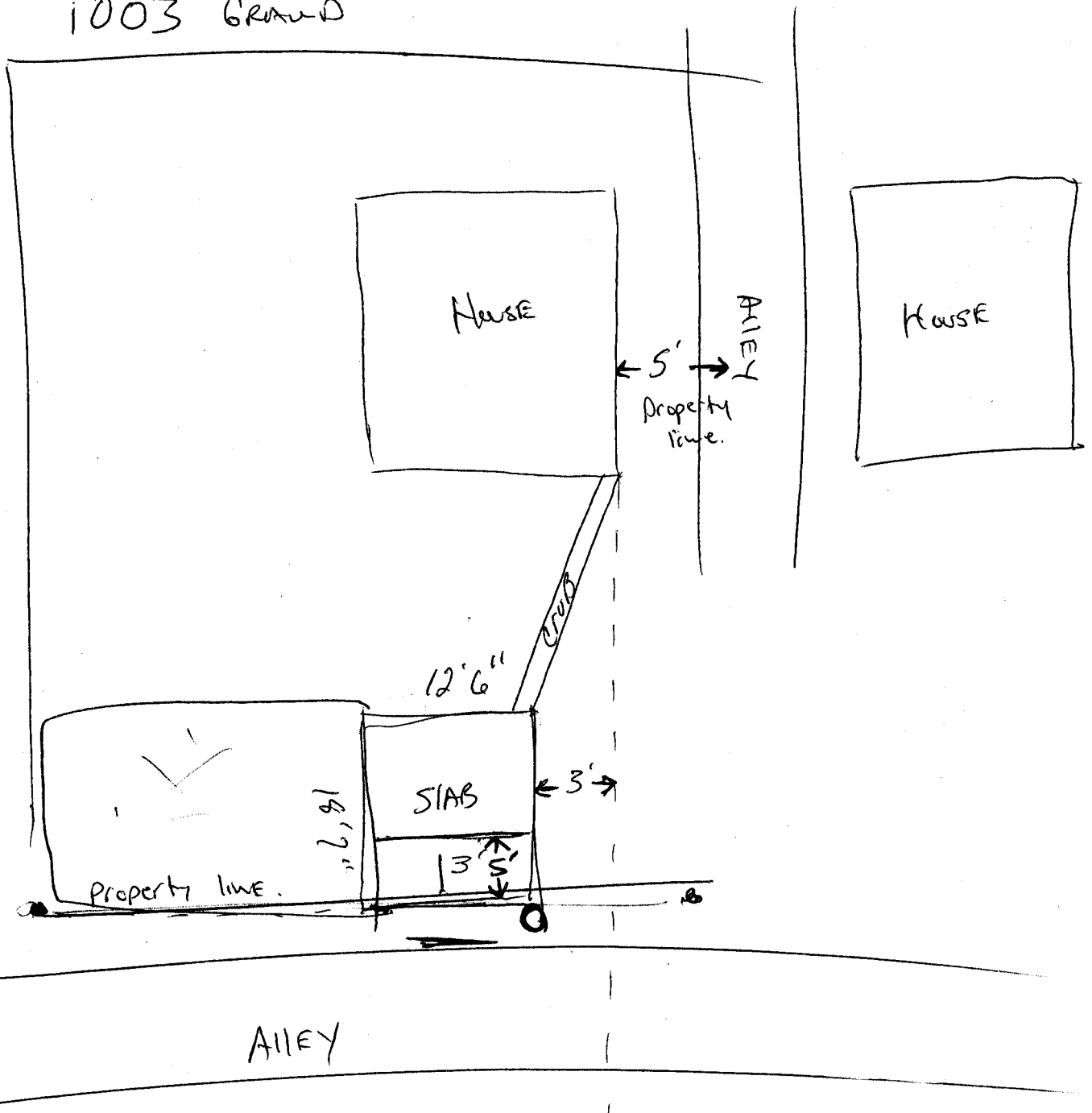
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Cost</u>		Date	<u>11/27/00</u>

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)

1003 GRAND

10TH



✗ NOT TO SCALE.

ACCEPTED *Bill Nether* 11-27-00
 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.