

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>—</u>
SIF \$	<u>—</u>

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

BLDG PERMIT NO. 73703



DK

Your Bridge to a Better Community

BLDG ADDRESS 430 Nail Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 576 sq ft

TAX SCHEDULE NO. 2945-113-08-013 SQ. FT. OF EXISTING BLDGS 1824

SUBDIVISION Sherwood Addition TOTAL SQ. FT. OF EXISTING & PROPOSED 2400 sq ft

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

(1) OWNER H. Robert Thompson NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

(1) ADDRESS 714 36.1 Rd. Palisade USE OF EXISTING BUILDINGS Residential

(1) TELEPHONE 464-9436 DESCRIPTION OF WORK & INTENDED USE Add-on - 36' x 24'

(2) APPLICANT Same As Above TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) Remodel

(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 RSF-5 Maximum coverage of lot by structures 3570

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or 45' from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt _____

Maximum Height 32' Special Conditions _____

CENSUS 4 TRAFFIC 34 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 H. Robert Thompson Date 1-26-2000

Department Approval Senta Costello Date 1-26-2000

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting	<u>Adams</u>	Date	<u>1-26-00</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)

Hall Ave

Aishu 2/15/00

ACCEPTED SIC 1/26/00
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.

