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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 635 Hill Ave SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-142-19-004 SQ. FT. OF EXISTING BLDGS 180 sq ft

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1400 sq ft

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

(1) OWNER COPELAND, Jeff - Kathleen NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 635 Hill Ave USE OF EXISTING BUILDINGS Single Family Home

(1) TELEPHONE 970 255-6569

(2) APPLICANT Jeff Copeland - Kathleen DESCRIPTION OF WORK & INTENDED USE Deck 18 in off ground next to the house

(2) ADDRESS 635 Hill Ave TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 970 255-6569

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-32 Maximum coverage of lot by structures 40%

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

Side 10' from PL, Rear 20' from PL Parking Req'mt _____

Maximum Height 36' Special Conditions _____

CENSUS 7 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 Kathleen M Copeland Date 5-26-00

Department Approval [Signature] Date 5/26/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>	Date	<u>5/26/00</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)

ALLEY

Height 5'11"

GARAGE

Green House

ACCEPTED KV 7.28-99
ANY CHANGE OF RECORD MUST BE
APPROVED BY THE PLANNING
DEPT. IT IS THE RESPONSIBILITY
OF THE APPLICANT TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Back yard

future Deck
18 in
off the
ground

House
635 Hill Ave.

STREET

Fence

Fence

Driveway
4'x10' (approx) 5'x10' (approx)

ACCEPTED
ANY CHANGE OF RECORDS MUST BE
APPROVED BY THE PLANNING
DEPT. IT IS THE RESPONSIBILITY
OF THE APPLICANT TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

4'x4' 11"

20'

Fence
Height 5'11"