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

Single - Remodel
BLDG PERMIT NO. 74497



Your Bridge to a Better Community

70175-12919

BLDG ADDRESS 2750 Redwood Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 0

TAX SCHEDULE NO. 2945-251-10-001 SQ. FT. OF EXISTING BLDGS 1500 + 12x25 gar.

SUBDIVISION Schauster TOTAL SQ. FT. OF EXISTING & PROPOSED -

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

(1) OWNER Matthew & Mary Picham NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 2750 Redwood Ct USE OF EXISTING BUILDINGS residence

(1) TELEPHONE 256-7250 DESCRIPTION OF WORK & INTENDED USE garage into living space

(2) APPLICANT Same TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) interior

(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-8 Maximum coverage of lot by structures 45%

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

Side 5' from PL, Rear 15' from PL Parking Req'mt no change in use -

Maximum Height 32' Special Conditions single family use only

CENSUS 13 TRAFFIC 80 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 Mary A. Picham Date 3-29-00

Department Approval Ronnie Edwards Date 3-29-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>None</u>
Utility Accounting	<u>CM Cole</u>		Date <u>3/29/00</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)