

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. N/A



EX

Your Bridge to a Better Community

BLDG ADDRESS 2568 Silver Oak Ct. G.S. 81505 SQ. FT. OF PROPOSED BLDGS/ADDITION 120

TAX SCHEDULE NO. 2945-031-69-010 SQ. FT. OF EXISTING BLDGS 1856

SUBDIVISION Fall Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 1976

FILING 3 BLK 5 LOT 1 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER Doug Miller NO. OF BUILDINGS ON PARCEL
Before: 1 After: 2 this Construction

(1) ADDRESS 2568 Silver Oak Ct G.S. 81505 USE OF EXISTING BUILDINGS Home dwelling

(1) TELEPHONE (970) 243-5059 DESCRIPTION OF WORK & INTENDED USE Storage Shed

(2) APPLICANT Doug Miller TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2568 Silver Oak Ct.

(2) TELEPHONE (970) 243-5059

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 PR 2.9 Maximum coverage of lot by structures _____

SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES _____ NO X

or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 30' from PL Parking Req'mt _____

Maximum Height 32' Special Conditions Storage Shed

CENSUS 10 TRAFFIC 19 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).

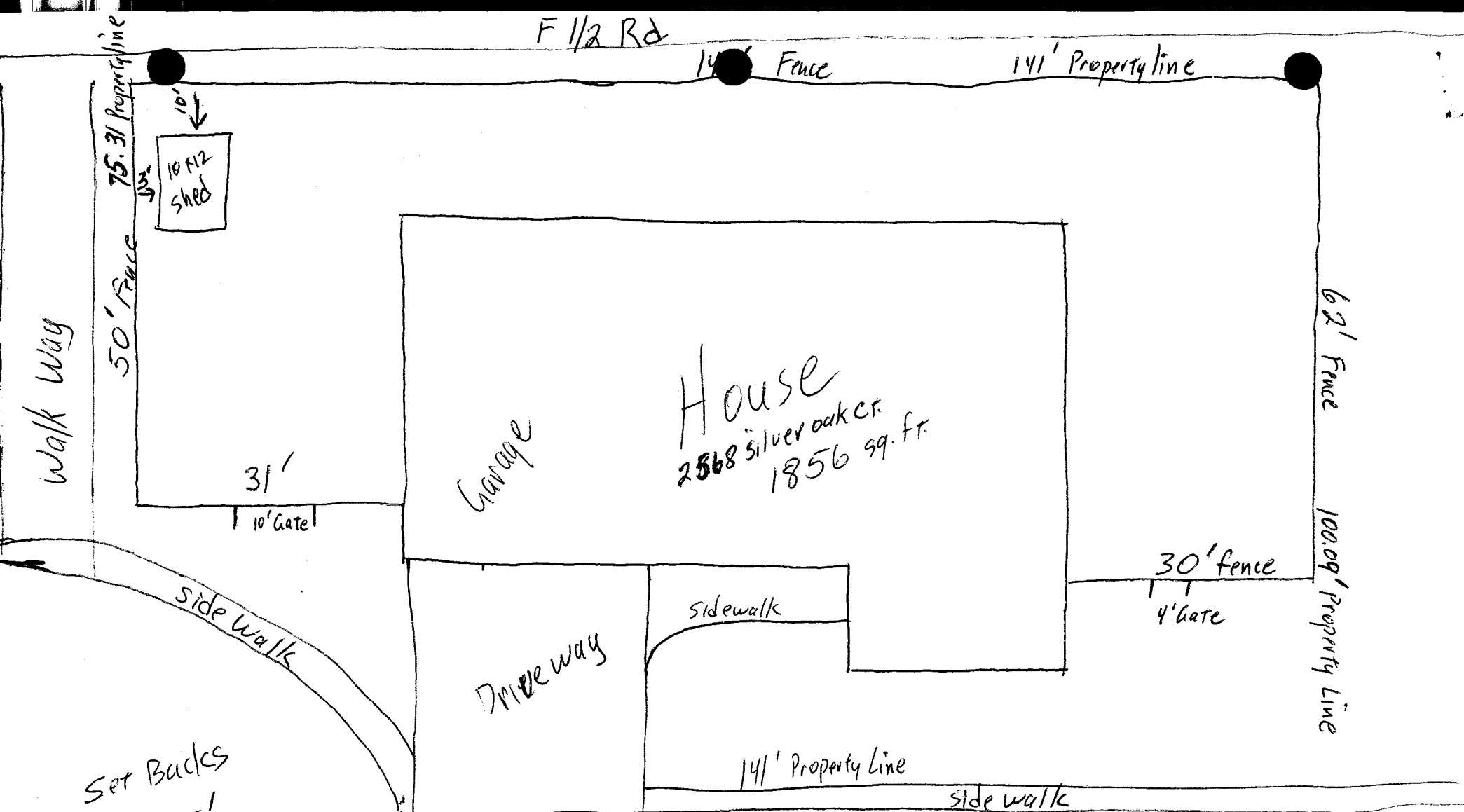
Applicant Signature Doug Miller Date 2-23-00

Department Approval Misha Magors Date 2/23/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting <u>Call</u>		Date	<u>2/23/00</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)



Set Backs
 Front 15'
 Side 10'
 Rear 30'

ACCEPTED *W/Isler 2/23/00*
 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.
 Silver Oak Ct.