

FEE \$	N/C
TCP \$	—
MF \$	—

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

BLDG PERMIT NO. 75174



EX

Your Bridge to a Better Community

BLDG ADDRESS 901 Texas SQ. FT. OF PROPOSED BLDGS/ADDITION 0

TAX SCHEDULE NO. 2945-114-04-001 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION South Garfield Park Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING — BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: 2 After: 2 this Construction

(1) OWNER J&M Enterprises NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 739 Wilson Ct #506 USE OF EXISTING BUILDINGS converting single family residential duplex

(1) TELEPHONE 970-261-5500 DESCRIPTION OF WORK & INTENDED USE to

(2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC) **PATD**
 Manufactured Home (HUD) Other (please specify) existing **TR**

(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 RMF-8 Maximum coverage of lot by structures _____

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 10' from PL Parking Req'mt 4 - 2 per unit

Maximum Height 35' Special Conditions _____

CENSUS 5 TRAFFIC 33 ANNX# _____

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 Michael B. McNeil Date 6/22/00

Department Approval Kristen K. Adbeck Date 6/22/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>6/22/00</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

3/21/00
12/2/00
4.35

E. 16
60'

TEXAS

60

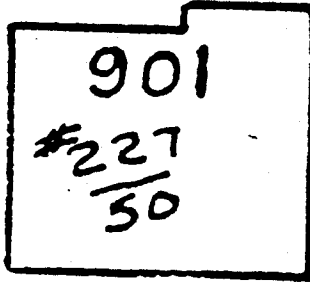
72.82

60.

CANNEL
10" SEWER
2" WATER MAIN
AVENUE

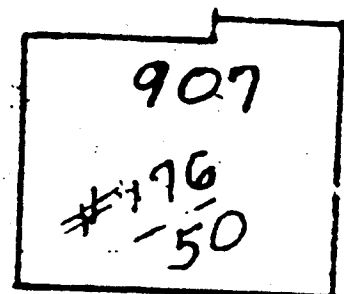
125

Driveway/Parking
ZSP +



901
#227
/50

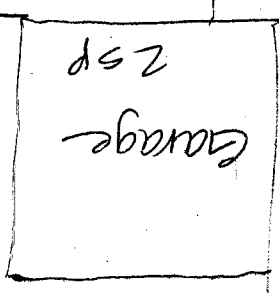
1



907
#176
/50

2

124.98



Garage
ZSP

18

ACCEPTED *KKA 6/22/00*
ANY CHANGE OF SETBACKS WILL BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.