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

BLDG PERMIT NO. 78091



Your Bridge to a Better Community

BLDG ADDRESS 1430 TEXAS AVE. SQ. FT. OF PROPOSED BLDGS/ADDITION 240 sqft.
 TAX SCHEDULE NO. 2945-123-11-007 SQ. FT. OF EXISTING BLDGS 1300
 SUBDIVISION Prospect Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1540
 FILING _____ BLK 4 LOT 5 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER JASON Holm NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 2309 South Kim Dr. USE OF EXISTING BUILDINGS RESIDENCE
 (1) TELEPHONE 248-9582 DESCRIPTION OF WORK & INTENDED USE Remodal & Addition
 (2) APPLICANT Ottis Roswell TYPE OF HOME PROPOSED:
Same as owner _____ Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS 515 1/2 Sara Ln _____ Manufactured Home (HUD)
 (2) TELEPHONE 523-1121 _____ Other (please specify) REMODEL

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 70 90
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt _____
 Maximum Height 35' Special Conditions _____
 CENSUS 11 TRAFFIC 30 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).

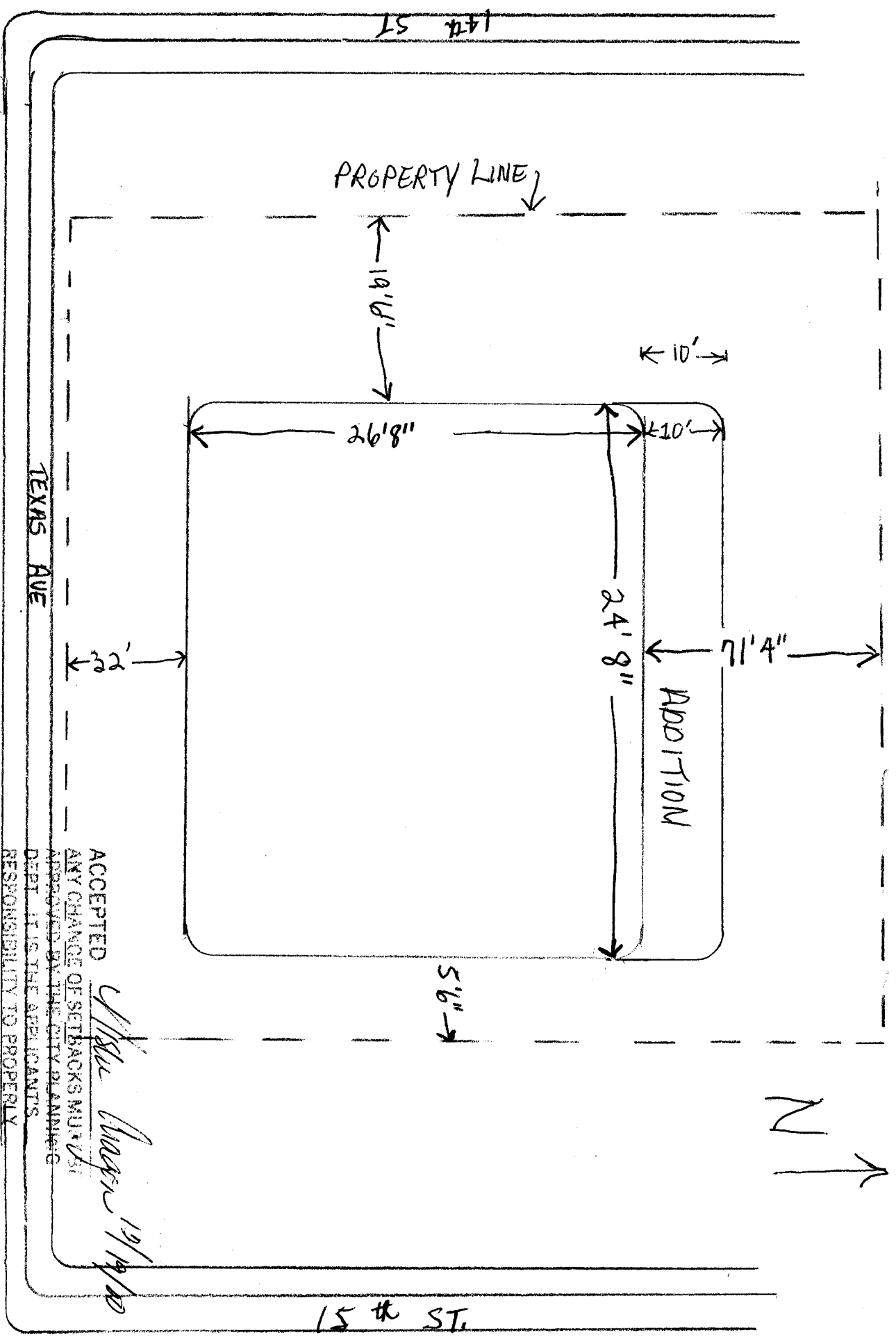
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Ottis Roswell Date 12/19/00
 Department Approval Ashley Magor Date 12/19/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No _____
Utility Accounting	<u>Debi Overholt</u>		Date <u>12/20/00</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)



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. AT THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Walter Cooper
 10/19/10