

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 76990



Your Bridge to a Better Community

BLDG ADDRESS 2757 UNAWEED SQ. FT. OF PROPOSED BLDGS/ADDITION 192
 TAX SCHEDULE NO. 2945-251-00-004 SQ. FT. OF EXISTING BLDGS 1100^B
 SUBDIVISION N/A TOTAL SQ. FT. OF EXISTING & PROPOSED 192
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER JOHN SNYDER USE OF EXISTING BUILDINGS _____
 (1) ADDRESS 2757 UNAWEED DESCRIPTION OF WORK & INTENDED USE PATIO COVER
 (1) TELEPHONE 255 7018 TYPE OF HOME PROPOSED:
 (2) APPLICANT MARK LAWTON _____ Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS 3383 F. RD _____ Manufactured Home (HUD)
 (2) TELEPHONE 4345113 _____ Other (please specify) _____

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 55
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 5 from PL, Rear 25 from PL Parking Req'mt. N/A
 Maximum Height 35' Special Conditions _____
 CENSUS 13 TRAFFIC 00 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).

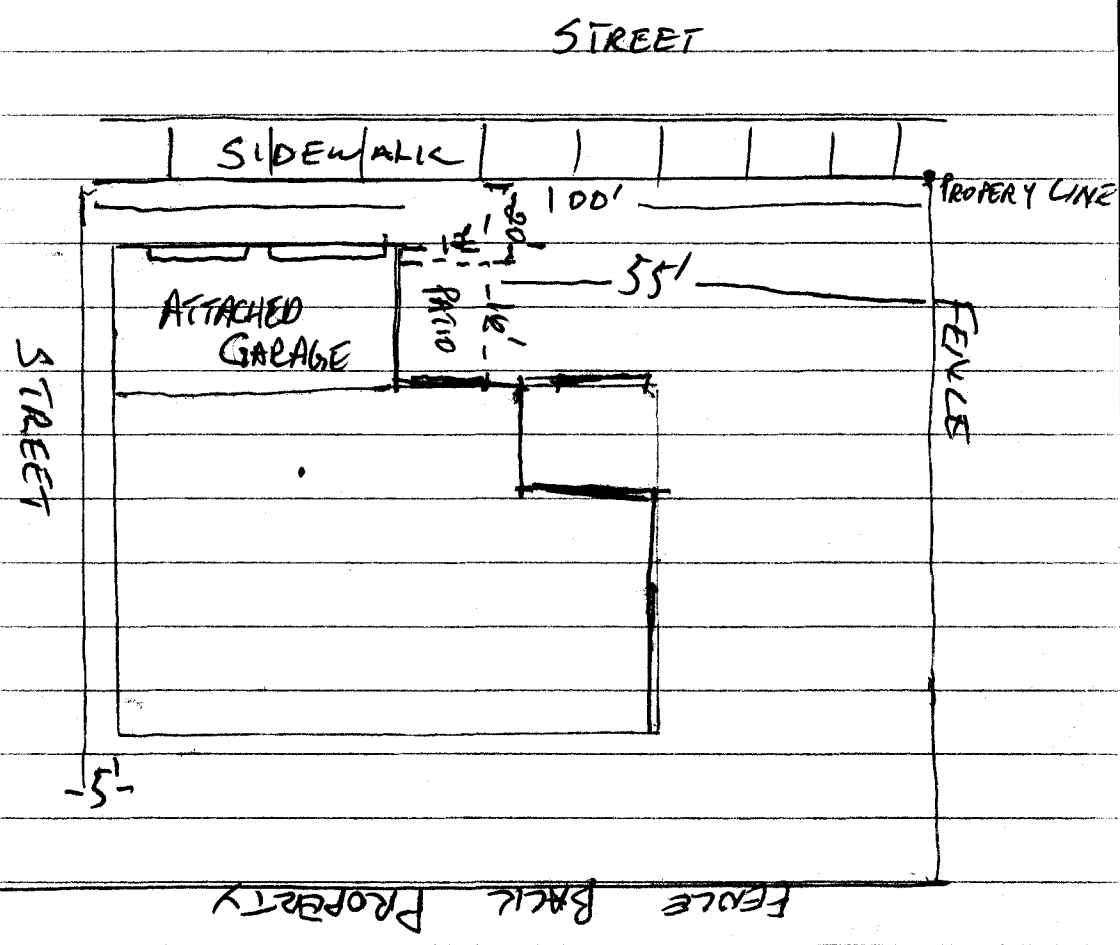
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 10-2-00
 Department Approval [Signature] Date 10.2.00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/2/00</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)



10-2-00

C. Fay Nelson

ACCEPTED
 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.