

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 82531



Your Bridge to a Better Community

3961-2476
 BLDG ADDRESS 433 N. 7th St SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-141-37002 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Grand Junction TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 72 LOT 3-15 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

(1) OWNER David Hasty
 (1) ADDRESS 433 N. 7th St
 (1) TELEPHONE 970-243-5044
 (2) APPLICANT Same as Above
 (2) ADDRESS _____
 (2) TELEPHONE _____

USE OF EXISTING BUILDINGS Storage
 DESCRIPTION OF WORK & INTENDED USE sealing door on heat Studio for Painting in for personal use.
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 PD Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side _____ from PL, Rear _____ from PL
 Maximum Height _____

Permanent Foundation Required: YES _____ NO _____
 Parking Req'mt 2
 Special Conditions Cannot be a separate living unit.
 CENSUS _____ TRAFFIC _____ 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 David Hasty Date 12/4/01
 Department Approval Winton K. Arwede Date 12/4/01

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No. _____
Utility Accounting	<u>Debra Henderson</u>		Date <u>12-4-01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)