

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

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

BLDG PERMIT NO. _____



will not require building permit #

Your Bridge to a Better Community

BLDG ADDRESS 530 CASA GRANDE CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 96 #

TAX SCHEDULE NO. 2945-083-13-011 SQ. FT. OF EXISTING BLDGS 2200 #

SUBDIVISION VISTA VILLA TOTAL SQ. FT. OF EXISTING & PROPOSED 2296 #

FILING _____ BLK 4 LOT 3

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER SOMMERHAUSE, RONALD NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS SAME USE OF EXISTING BUILDINGS HOME

(1) TELEPHONE 255-1256 DESCRIPTION OF WORK & INTENDED USE SHED

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

(2) ADDRESS _____

(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 BMF-5 Maximum coverage of lot by structures 0.070

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO

or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS 1401 TRAFFIC 91 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 [Signature] Date 3-16-01

Department Approval [Signature] Date 3/16/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No Change</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/16/01</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)

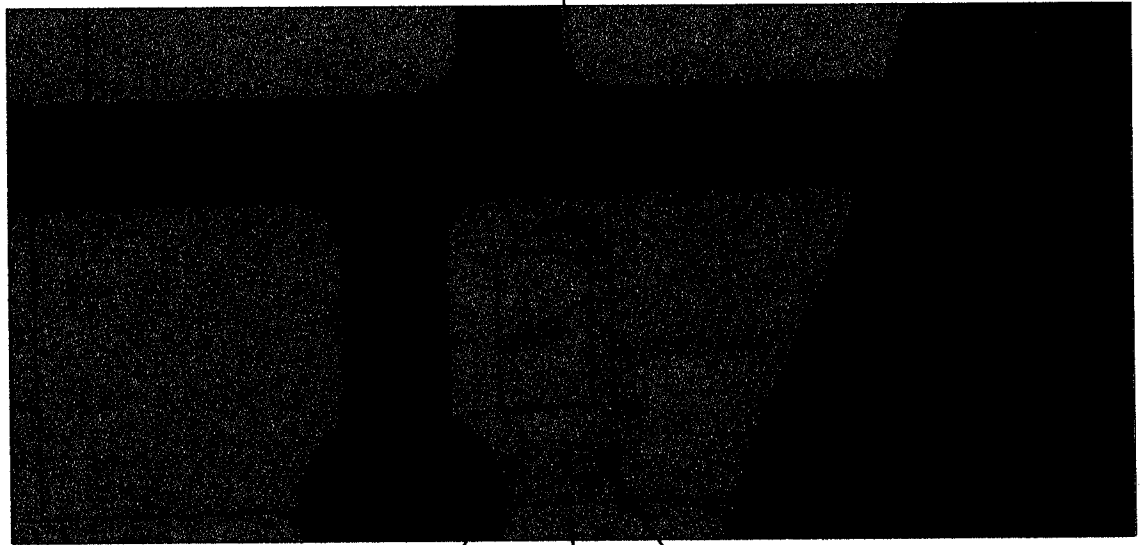
City of Grand Junction GIS Map

FLOOD PLAINS

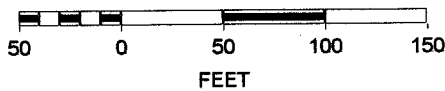
- 100-Year Fl...
- 500-Year Fl...
- Floodway
- Outside 500-...
- Outside Stu...
- between 100...
- minimal floo...
- Deleted Fro...

Zoning

- RSF-R
- RSF-E
- RSF-1
- RSF-2
- RSF-4
- ONE F



SCALE 1 : 1,114



SHED
8'x12' 96 #
SET 6' W/E FENCE
9' N/S FENCE

3/16/01
ACCEPTED *Joe Gibson*
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.