

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

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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 292 CEDAR SQ. FT. OF PROPOSED BLDGS/ADDITION 192 SQ FT
 TAX SCHEDULE NO 2945-252-00-103 SQ. FT. OF EXISTING BLDGS 1632 SQ FT
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1824 SQ FT
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 NO. OF BUILDINGS ON PARCEL Before: _____ After: _____ this Construction
 (1) OWNER TIM RICHTER **PAID NOV 28 2001**
 (1) ADDRESS 292 CEDAR USE OF EXISTING BUILDINGS TB
 (1) TELEPHONE 970 471 4404 DESCRIPTION OF WORK & INTENDED USE STORAGE SHED
 (2) APPLICANT TIM RICHTER TYPE OF HOME PROPOSED:
 (2) ADDRESS 292 CEDAR Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 970 471 4404 _____ 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 RMF-8 Maximum coverage of lot by structures 70%
 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 _____
 Maximum Height 35' Special Conditions _____
 CENSUS 13 TRAFFIC 80 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).

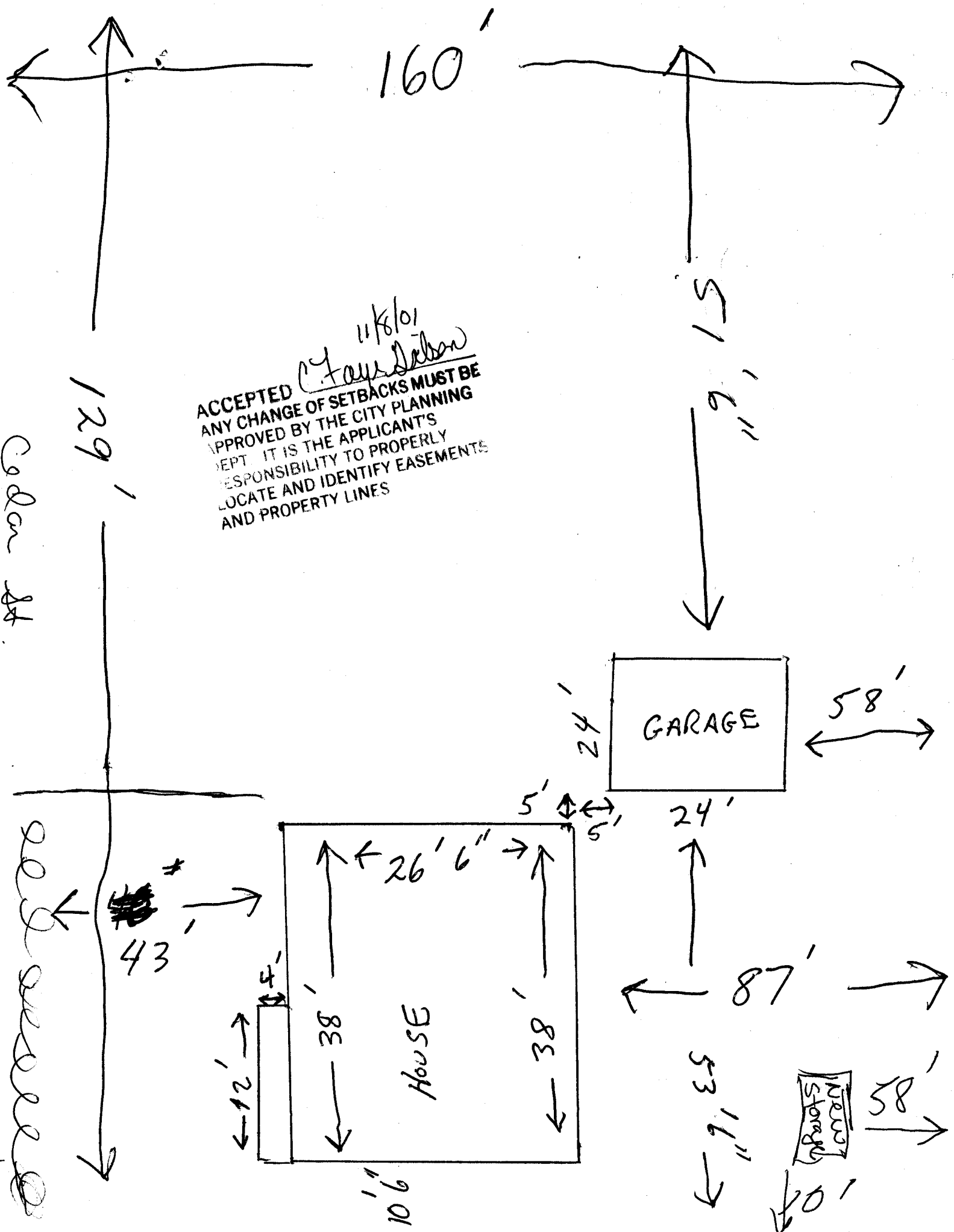
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 11/7/01
 Department Approval C. Jaye Johnson Date 11/8/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>11/8/01</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)



ACCEPTED *Cy 11/8/01*
Fairclaw
 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