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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 81211



Your Bridge to a Better Community

BLDG ADDRESS 3111 Cloverdale Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 204 Sq Ft
 TAX SCHEDULE NO. 2945-023-21-064 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Northridge TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER JAMES K. WATERS NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 3111 Cloverdale Ct. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 241-0947 DESCRIPTION OF WORK & INTENDED USE PATIO DECK
 (2) APPLICANT JAMES K. WATERS TYPE OF HOME PROPOSED:
 (2) ADDRESS 3111 Cloverdale Ct. _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 241-0947 _____ Manufactured Home (HUD)
 _____ Other (please specify) PATIO DECK

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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 10 TRAFFIC 20 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 James K. Waters Date 8/22/01
 Department Approval Wendy Spurr Date 8/22/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>NO Chg in Use</u>
Utility Accounting	<u>Chico</u>	Date	<u>8/22/01</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)