

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 81764



Your Bridge to a Better Community

BLDG ADDRESS Cortland 2819 ~~Cortland~~ Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1970

TAX SCHEDULE NO. 2943-062-35-017 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION GRANDVIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 1970

FILING 4 BLK 3 LOT 17

NO. OF DWELLING UNITS:
 Before: 0 After: _____ this Construction

NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) OWNER SCHOOL DISTRICT 51

(1) ADDRESS 2935 NORTH AVENUE

(1) TELEPHONE 243-3142

USE OF EXISTING BUILDINGS Single Family Residence

(2) APPLICANT MIKE WELLS

DESCRIPTION OF WORK & INTENDED USE _____

(2) ADDRESS 143 BUENA VISTA DR

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

(2) TELEPHONE 216-0542

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-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 10 TRAFFIC 22 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).

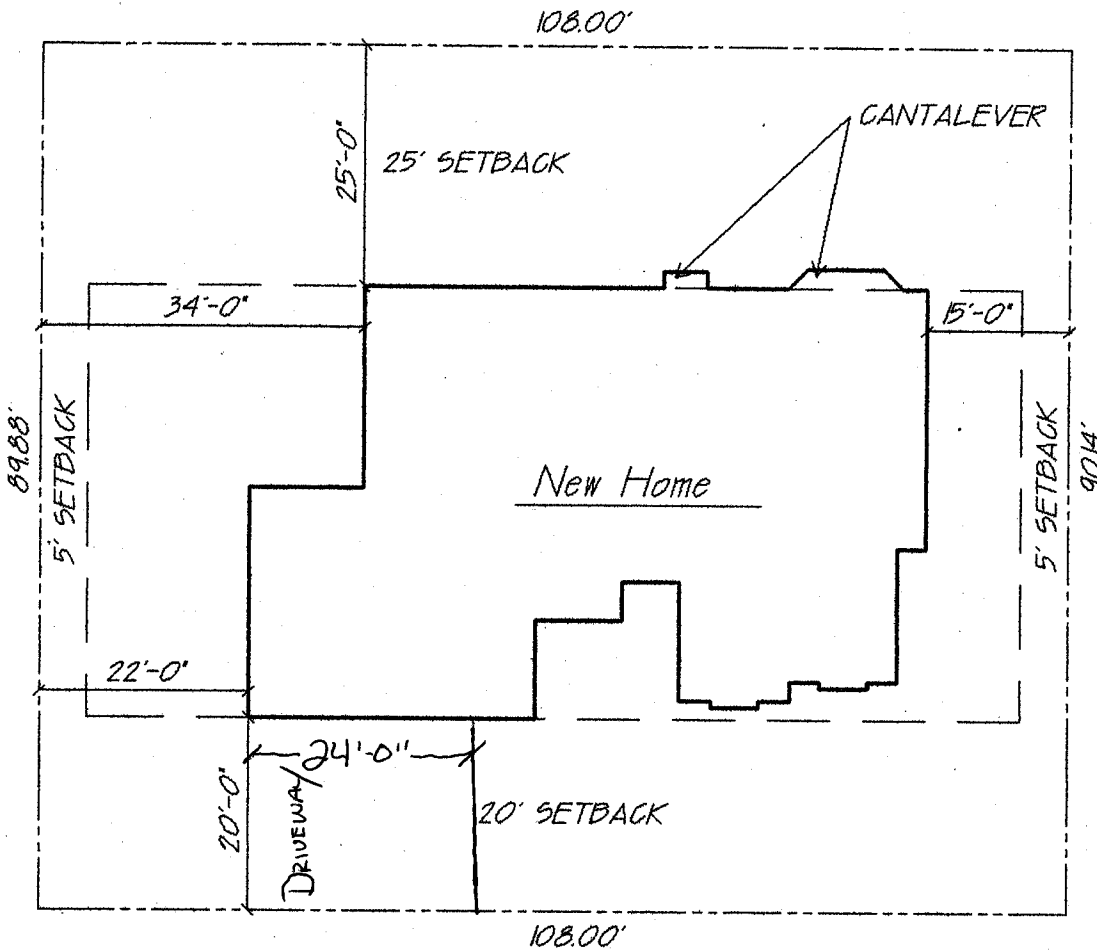
Applicant Signature Mike J. Wells Date 8/16/01

Department Approval Pat Bushman Date 9-28-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14286</u>
Utility Accounting	<u>Kate Holt</u>	Date	<u>10/1/01</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)



Priscilla

Courtland Ave.

[Signature]

9-28-01

2819 Courtland Ave.

SCALE: 1" = 100'

ACCEPTED *[Signature]*
 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.