

FEE \$ <u>10.00</u>
TCP \$ <u>-0-</u>
SIF \$ <u>-0-</u>

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

BLDG PERMIT NO. N/A

Ad



Your Bridge to a Better Community

BLDG ADDRESS 3114 0³/₄ Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 80

TAX SCHEDULE NO. 2943-152-70-018 SQ. FT. OF EXISTING BLDGS 1134

SUBDIVISION Summit View Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1214

FILING 2 BLK 3 LOT 6 NO. OF DWELLING UNITS:
 Before: 1 After: _____ this Construction

(1) OWNER Clayton C. Weese NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 3114 0³/₄ Ct USE OF EXISTING BUILDINGS House

(1) TELEPHONE (970)-434-1544 DESCRIPTION OF WORK & INTENDED USE Storage Shed

(2) APPLICANT _____ 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 RMF-5 Maximum coverage of lot by structures _____

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 8 TRAFFIC 58 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 Clayton C. Weese Date 10-15-01

Department Approval Haylee Henderson Date 10-15-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Permit # 31800</u>
Utility Accounting	<u>Verte Globerry</u>	Date	<u>10/15/01</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)

10-15-01
ACCEPTED *Gayle Henderson*
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.

LOCK THREE

ON EASEMENT

*Skitter -
Shaw Deed*

72.00'

72.00'

100.17'

N90°00'00"E

5ft

8x10
3ft

LOT 6
7,890 S.F.

32ft
Backyard

15ft between

S20°55'35"E
98.16'

S00°00'00"W
104.24'

3112

10ft
12-0"

42'-0"

3114

15.98'

*CW 1-29-01
SW 1/29/01*

148.

D 3/4 CT.