

FEE \$	40.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 324 FAIRVIEW
 TAX SCHEDULE NO. 2945-154-23-014
 SUBDIVISION MOBLEY'S SUB
 FILING _____ BLK 12 LOT 9
 (1) OWNER ARLENE BELTRAN
 (1) ADDRESS 324 FAIRVIEW AVE
 (1) TELEPHONE _____
 (2) APPLICANT SAME
 (2) ADDRESS _____
 (2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 210[#]
 SQ. FT. OF EXISTING BLDGS ~~720~~ 720[#]
 TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 USE OF EXISTING BUILDINGS Residence
 DESCRIPTION OF WORK & INTENDED USE BEDROOM + BATHR-
ADDI
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ 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 RSF-8
 SETBACKS: Front 20 from property line (PL)
 or 45 from center of ROW, whichever is greater
 Side 5 from PL, Rear 10 from PL
 Maximum Height 32

Maximum coverage of lot by structures 45
 Permanent Foundation Required: YES NO
 Parking Req'mt N/A
 Special Conditions _____
 CENSUS 9 TRAFFIC 101 ANNEX# _____

DATE NOV 29 2000 TB

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 11/29/00
 Department Approval [Signature] Date 11/29/00

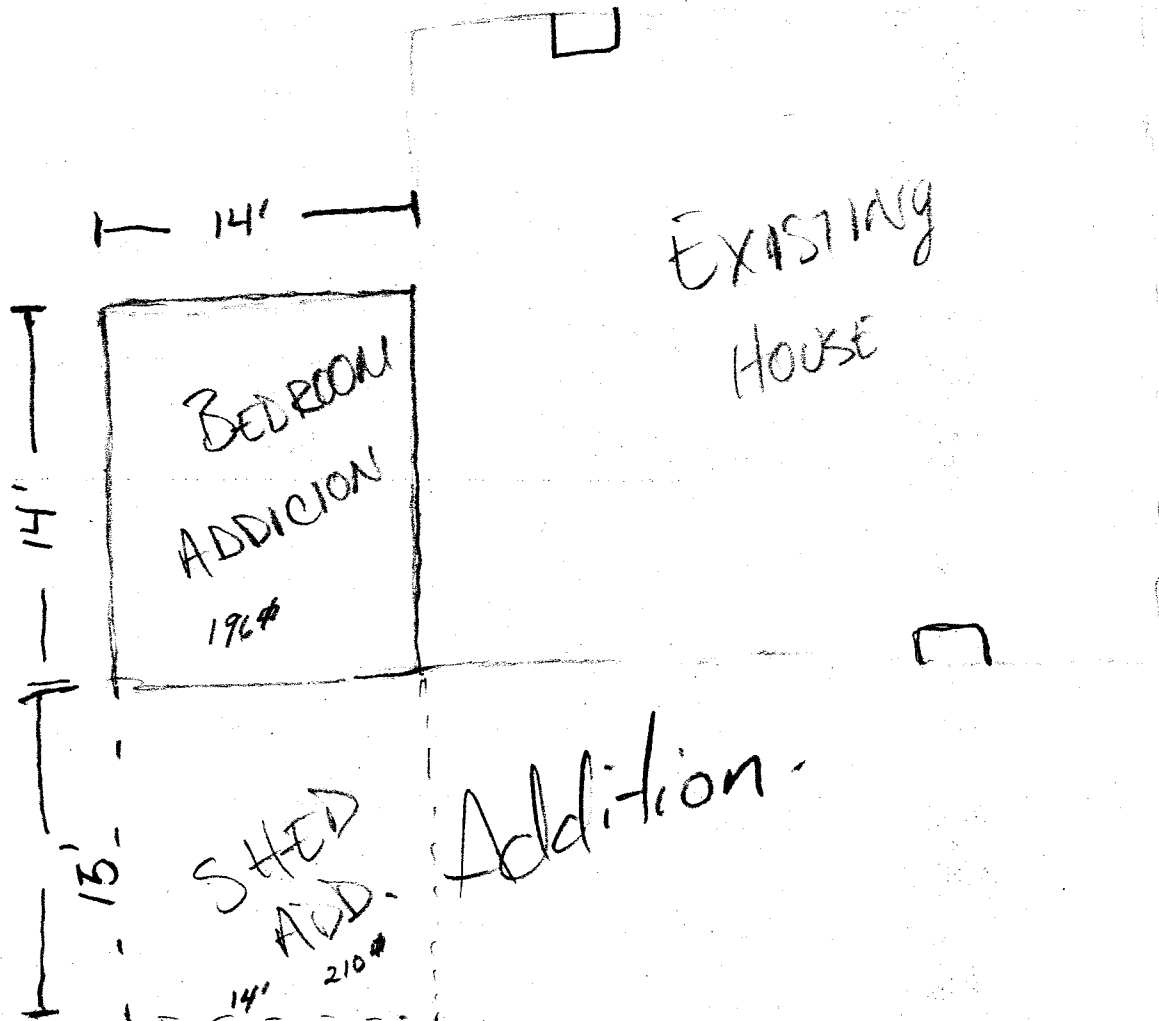
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>		Date <u>11/29/00</u>	

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)

324 Fairview

Gate



11/29/00
ACCEPTED *C. Faye 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

↓
NORTH