

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 82475



Your Bridge to a Better Community

55198-2080
 BLDG ADDRESS 1635 Grand SQ. FT. OF PROPOSED BLDGS/ADDITION 720 #
 TAX SCHEDULE NO. 2945-133-02-013 SQ. FT. OF EXISTING BLDGS 1,800 #
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1,440 #
 FILING _____ BLK 1 LOT 8 NO. OF DWELLING UNITS:
 Before: 1 After: 2 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER HAROLD HEATH USE OF EXISTING BUILDINGS House
 (1) ADDRESS 1982 Cunningham DESCRIPTION OF WORK & INTENDED USE Garage
 (1) TELEPHONE 243-3376 TYPE OF HOME PROPOSED:
 (2) APPLICANT Hall Heath / Alan Koos _____ Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ Other (please specify) Garage

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 3' from PL, Rear 5' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 7 TRAFFIC 40 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 11/1/01
 Department Approval [Signature] Date 11/1/01

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>11/01/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

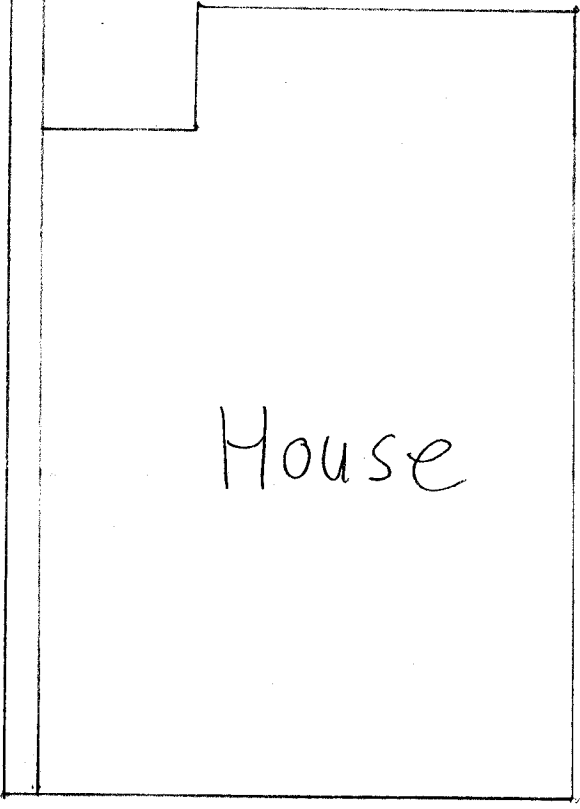
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Grand ave

15'

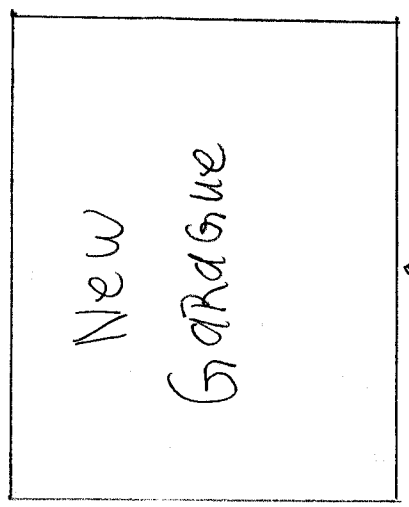
DRIVEWAY

11-21-01
ACCEPTED *Pat Bushman*
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



House

25'



New
Garage

21'

5'