

FEE \$	10.00
TCP \$	-
SIF \$	-

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

AC

BLDG ADDRESS 718 Hemlock Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 120

TAX SCHEDULE NO. 2701-353-11-004 SQ. FT. OF EXISTING BLDGS 1400

SUBDIVISION Sunset Terrace Replat TOTAL SQ. FT. OF EXISTING & PROPOSED 1520 ϕ

FILING - BLK 1 LOT 4

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 32 this Construction

(1) OWNER Henry & Edna Schmidt

(1) ADDRESS 718 Hemlock Dr.

(1) TELEPHONE 243-2332

(2) APPLICANT Henry Schmidt

(2) ADDRESS Same

(2) TELEPHONE _____

USE OF EXISTING BUILDINGS Storage

DESCRIPTION OF WORK & INTENDED USE Storage bldg

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

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 25' from property line (PL) Permanent Foundation Required: YES ___ NO X
 or ___ from center of ROW, whichever is greater

Side 31' to leave from PL, Rear 5' from PL Parking Req'mt no change

Maximum Height _____ Special Conditions _____

CENSUS 10 TRAFFIC 17 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 Henry Schmidt Date 7-20-01

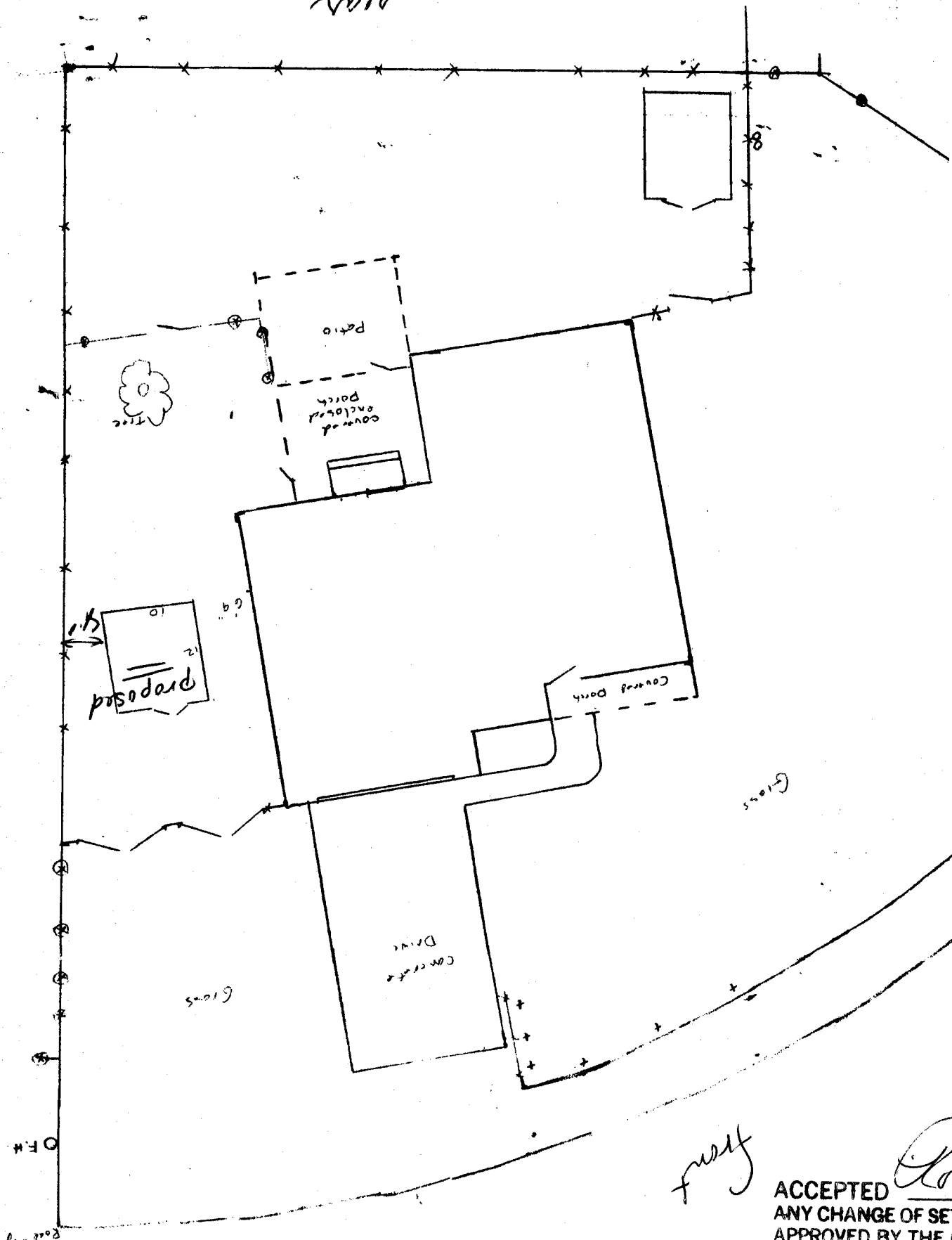
Department Approval Ronnie Edwards Date 7-20-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No existing <u>60024131</u>
Utility Accounting <u>Watt</u>		Date	<u>7/20/01</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)

MAN



fruff

Ronnie 7/20/10

ACCEPTED
 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