

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

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

BLDG PERMIT NO. 78949



Your Bridge to a Better Community

BLDG ADDRESS 781 JORDANNA SQ. FT. OF PROPOSED BLDGS/ADDITION 384 sq ft - Covered Porch only.

TAX SCHEDULE NO. 2701-351-52-006 SQ. FT. OF EXISTING BLDGS 2860 sq ft

SUBDIVISION Sedona Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED not lived in - Just porch Sunscreen.

FILING 1 BLK - LOT 4 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER Jake + Fannie Aubert NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 781 - Jordanna USE OF EXISTING BUILDINGS Single Family Dwelling

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE Sun Screen Porch

(2) APPLICANT Tolman Builders TYPE OF HOME PROPOSED:
____ Site Built ____ Manufactured Home (UBC)
____ Manufactured Home (HUD)
 Other (please specify) new porch

(2) ADDRESS 2664 Paradise Dr.

(2) TELEPHONE 245-3166 or 261-4395

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 PD (4.2) Maximum coverage of lot by structures -

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

Side 10' from PL, Rear 25' from PL Parking Req'mt - N/A

Maximum Height - Special Conditions ACC Approval Required

CENSUS 16 TRAFFIC 13 ANNX# _____

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 John Tolman Date Mar 20, 2001

Department Approval Ronnie Edwards Date 3-21-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No changes</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/21/01</u>

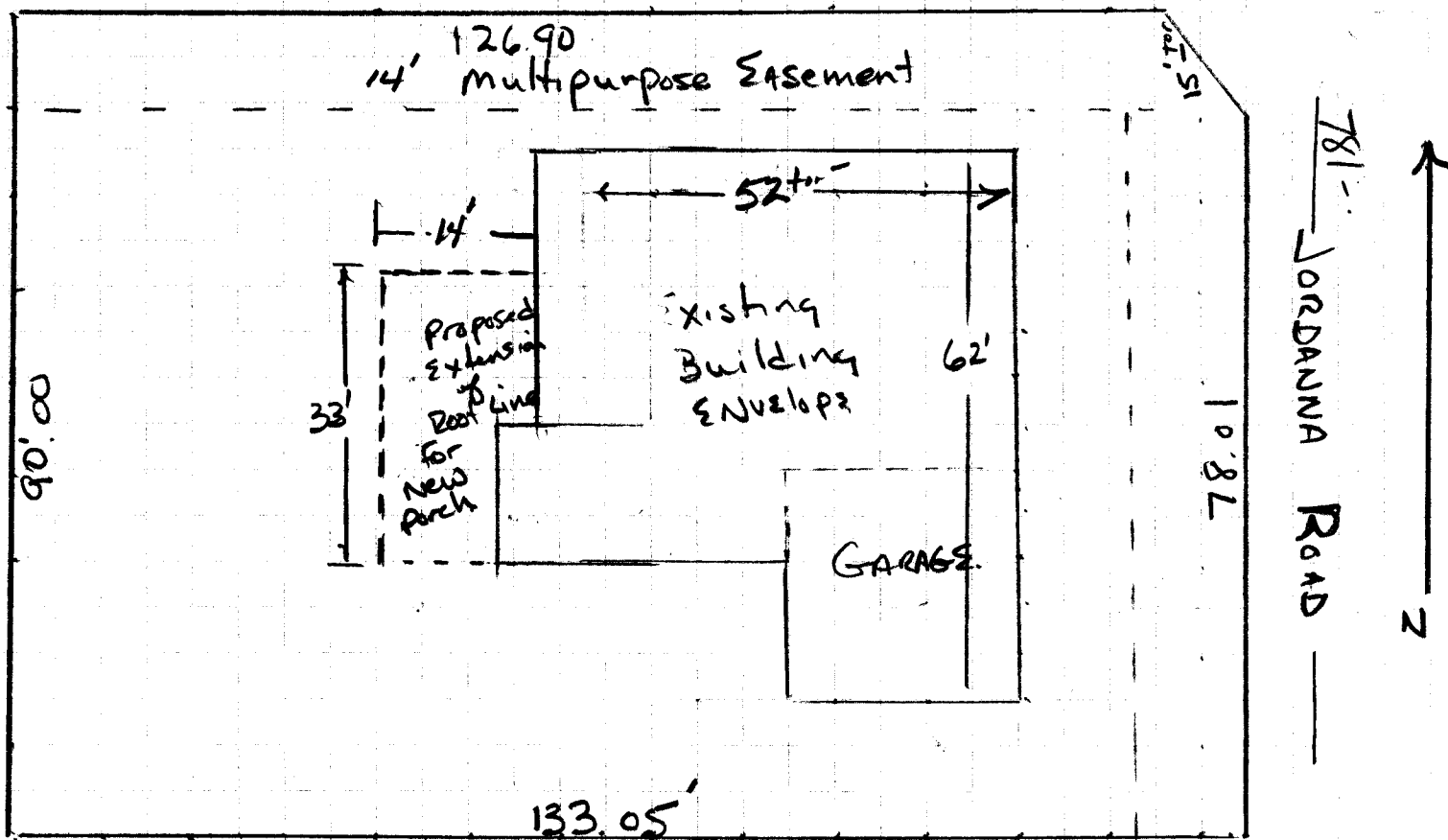
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

PLOT PLAN
 781 JORDANA
 (SEDONA SUBDIVISION)
 New Porch - 384sqft for -

- BUILDING SETBACKS
- 1) Front - 20' of ROW
 - 2) Rear 25'
 - 3) Side 10'

Amber Way



Scale $\frac{1}{4}'' = 5'$

ACCEPTED *Ronnie* 3/21/01
 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.