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|--------|-------|
| FEE \$ | 10.00 |
| 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 740 KENNEDY SQ. FT. OF PROPOSED BLDGS/ADDITION 48 sq ft.
 TAX SCHEDULE NO. 2945-114-14-019 SQ. FT. OF EXISTING BLDGS 2176 sq ft.
 SUBDIVISION Amended Kennedy Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 2224
 FILING _____ BLK _____ LOT 1 NO. OF DWELLING UNITS:
 Before: 2 After: 2 this Construction
 (1) OWNER PAUL E. + JOHANNAM. QUAM NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 740 A KENNEDY USE OF EXISTING BUILDINGS Residential
 (1) TELEPHONE (970) 242-9379 DESCRIPTION OF WORK & INTENDED USE Build small storage unit
 (2) APPLICANT PAUL E. QUAM TYPE OF HOME PROPOSED:
 (2) ADDRESS 740 A KENNEDY _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE (970) 242-9379 _____ Manufactured Home (HUD)
 _____ X Other (please specify) STORAGE UNIT

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 25' from property line (PL) Permanent Foundation Required: YES NA 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 5 TRAFFIC 33 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 Paul E. Quam Date 27 JUNE 2001
 Department Approval C. Jay Olson Date 6/27/01

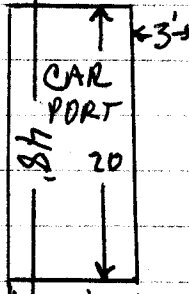
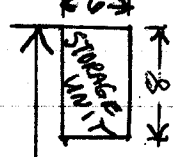
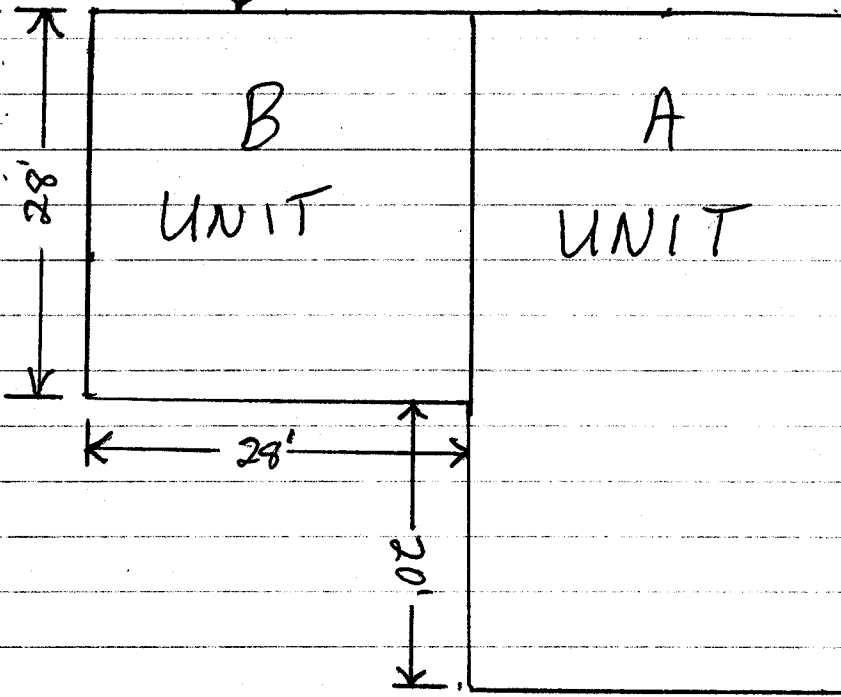
| | | | |
|--|--------------------|--|----------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting | <u>A. Beuseley</u> | Date | <u>6/27/01</u> |

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)

75'

10' 14' 52' 13'



100' 100'

115'

24'

DRIVEWAY

ACCEPTED *C. Jay Olson* 6/27/01
 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.

740 KENNEDY AVENUE