

FEE \$	10.00
TCP \$	
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 755 Kennedy Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 140 sq ft
 TAX SCHEDULE NO. 2945-114-15-002 SQ. FT. OF EXISTING BLDGS @ 3142 sq. ft
 SUBDIVISION Rose Park TOTAL SQ. FT. OF EXISTING & PROPOSED 3282
 FILING Bk 2023 BLK 2 LOT 5+6 NO. OF DWELLING UNITS:
 Before: 7 After: 7 this Construction
 (1) OWNER THEODORE B. KOEMAN NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 4 this Construction
 (1) ADDRESS 769 ELM AVE USE OF EXISTING BUILDINGS Apartments
 (1) TELEPHONE 970-243-8061 DESCRIPTION OF WORK & INTENDED USE portable storage shed
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ Manufactured Home (HUD)
 Other (please specify) manufactured storage 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 RMF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' 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 _____
 Maximum Height _____ Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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 Theodore B. Koeman Date 1-18-01
 Department Approval Nisha Wagon Date 1-18-01

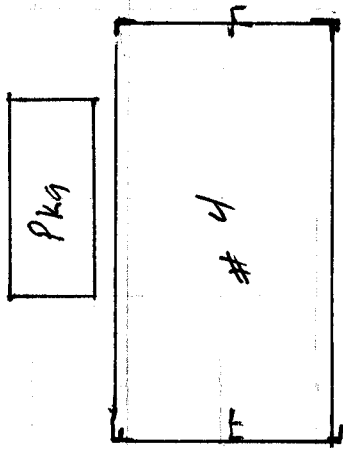
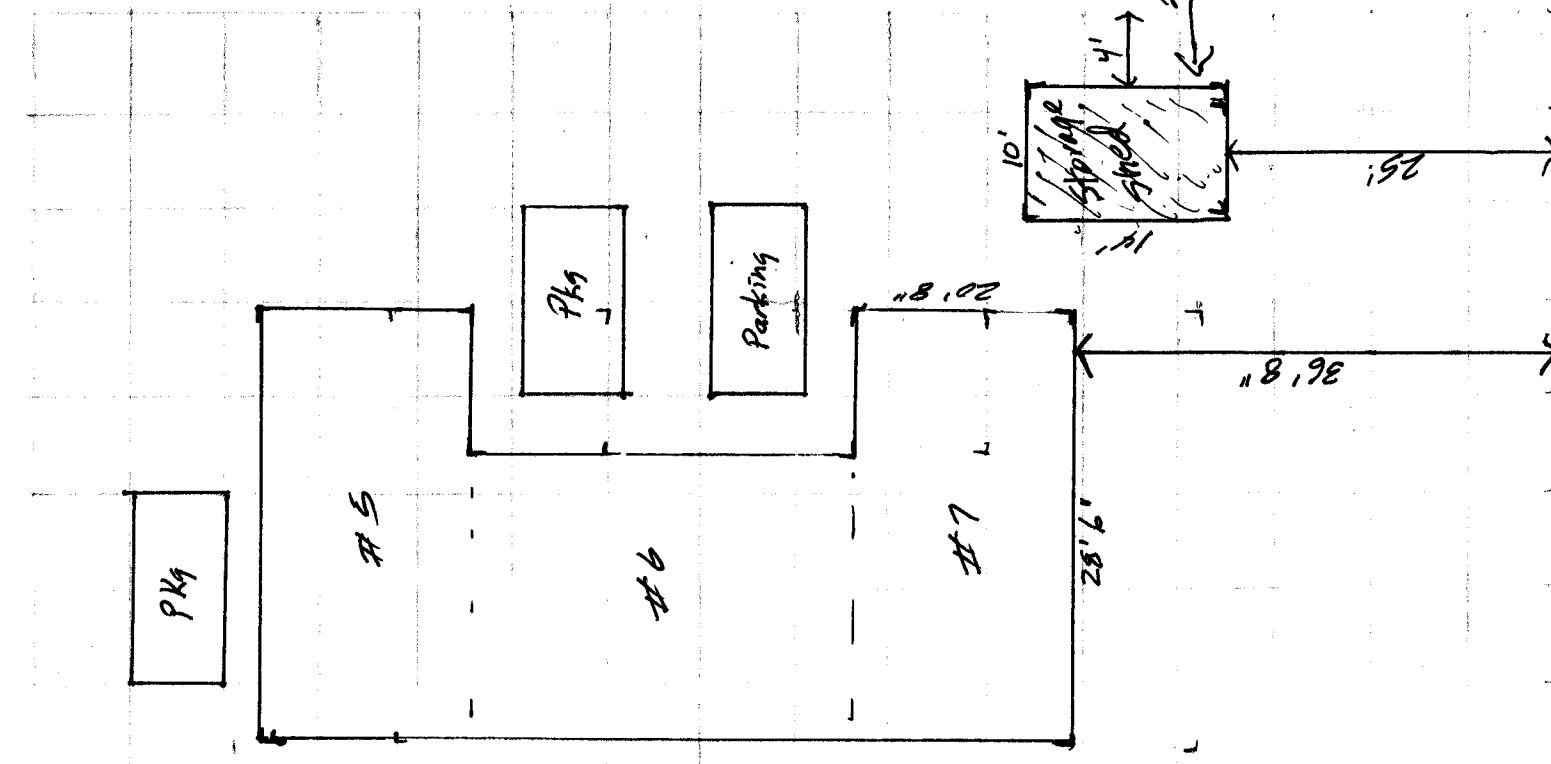
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>1-18-01</u>		

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)

ALLEY

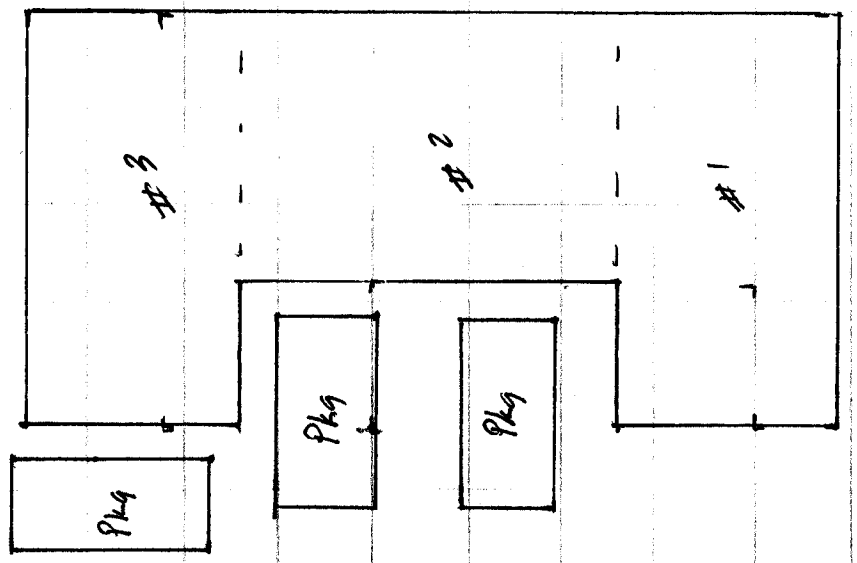
ALLEY



ACCEPTED
 Wisla Wagner 1/18/01
 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.

111.37

755 Kennedy
 Lot size 130.27



Drawn by