

FEE \$	125.00
TCP \$	existing
SIF \$	to be removed

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 81010



Your Bridge to a Better Community

BLDG ADDRESS 629 W. Main SQ. FT. OF PROPOSED BLDGS/ADDITION 14 x 70
TAX SCHEDULE NO. 2945-154-19-026 SQ. FT. OF EXISTING BLDGS to be demolished
SUBDIVISION Bowers TOTAL SQ. FT. OF EXISTING & PROPOSED 980 sq ft
FILING — BLK 1 LOT E 18, 19, 20, 21 W 1/2 22 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction
(1) OWNER Janice Miller
(1) ADDRESS 629 W Main USE OF EXISTING BUILDINGS home
(1) TELEPHONE 247 0631 DESCRIPTION OF WORK & INTENDED USE build new home
(2) APPLICANT Same TYPE OF HOME PROPOSED: demolish old one
(2) ADDRESS _____ Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE _____ Other (please specify) _____

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 5' from PL, Rear 10' from PL Parking Req'mt 2 (existing)
Maximum Height 35' Special Conditions EXISTING HOME TO BE REMOVED WITHIN 60 DAYS.
CENSUS 9 TRAFFIC 101 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).

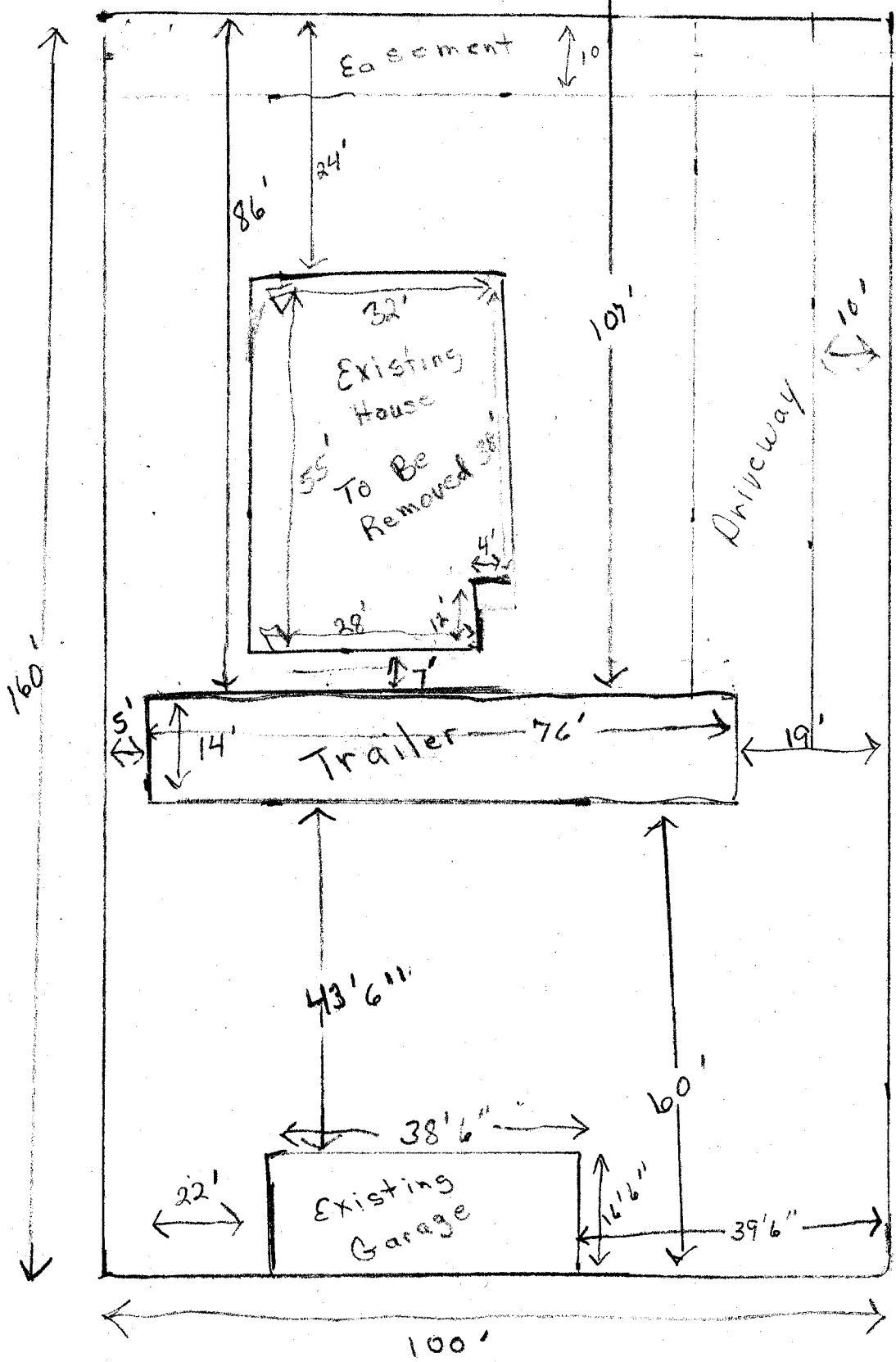
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Janice Miller Date _____
Department Approval Connie Edwards, Assoc Planner Date 7/20/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing 1755-1102</u>
Utility Accounting	<u>Kate Hart</u>	Date	<u>7/20/01</u>

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

center line of Right of Way



Alley