

FEE \$	<u>500</u>
TCP \$	<u> </u>
SIF \$	<u> </u>

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

BLDG PERMIT NO. 80926

AC



Your Bridge to a Better Community

BLDG ADDRESS 1024 MAIN ST SQ. FT. OF PROPOSED BLDGS/ADDITION 3300 SF
 TAX SCHEDULE NO. 2945-144-14-011 SQ. FT. OF EXISTING BLDGS 3300 SF
 SUBDIVISION GRAND JUNCTION TOTAL SQ. FT. OF EXISTING & PROPOSED 3300
 FILING BLK 109 LOT 25/26 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER WILLIE KELLUM NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 1024 MAIN ST GREENWOOD VILLAGE #011 USE OF EXISTING BUILDINGS SINGLE FAMILY
9162 E TURPS CIRCLE
 (1) TELEPHONE DESCRIPTION OF WORK & INTENDED USE REMODEL
 SINGLE FAMILY
 (2) APPLICANT WALTER KELLUM TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 (2) ADDRESS 1621 IRIS ST Manufactured Home (HUD)
 (2) TELEPHONE 303 324 9860 720 272 2609 Other (please specify) EXISTING

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 RO 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 N/A
 Maximum Height 35' Special Conditions Int Rem - To Remain SF.
 CENSUS 2 TRAFFIC 41 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 *Willie Kellum* Date 07-30-01
 Department Approval *Antonia Costello* Date 7-30-01

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting	<u><i>Adams</i></u>	Date	<u>7-30-01</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)