

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 81836



Your Bridge to a Better Community

BLDG ADDRESS 1625 Maple Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION ~~650~~ 450

TAX SCHEDULE NO. 2945-104-12-005 SQ. FT. OF EXISTING BLDGS ~~0~~ 1625

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1275 1100

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

USE OF EXISTING BUILDINGS PAID YES

DESCRIPTION OF WORK & INTENDED USE Close in garage convert in a bath room

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(1) OWNER Kevin Price

(1) ADDRESS 1625 Maple Ct.

(1) TELEPHONE 245-7033

(2) APPLICANT Jennette Hutcheson

(2) ADDRESS 1625 Maple Ct.

(2) TELEPHONE 245-7033

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)
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL

Permanent Foundation Required: YES X NO _____

Maximum Height 35' Parking Req'mt 2

Special Conditions _____

CENSUS 4 TRAFFIC 10 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 Jennette Hutcheson Date 10/5/01

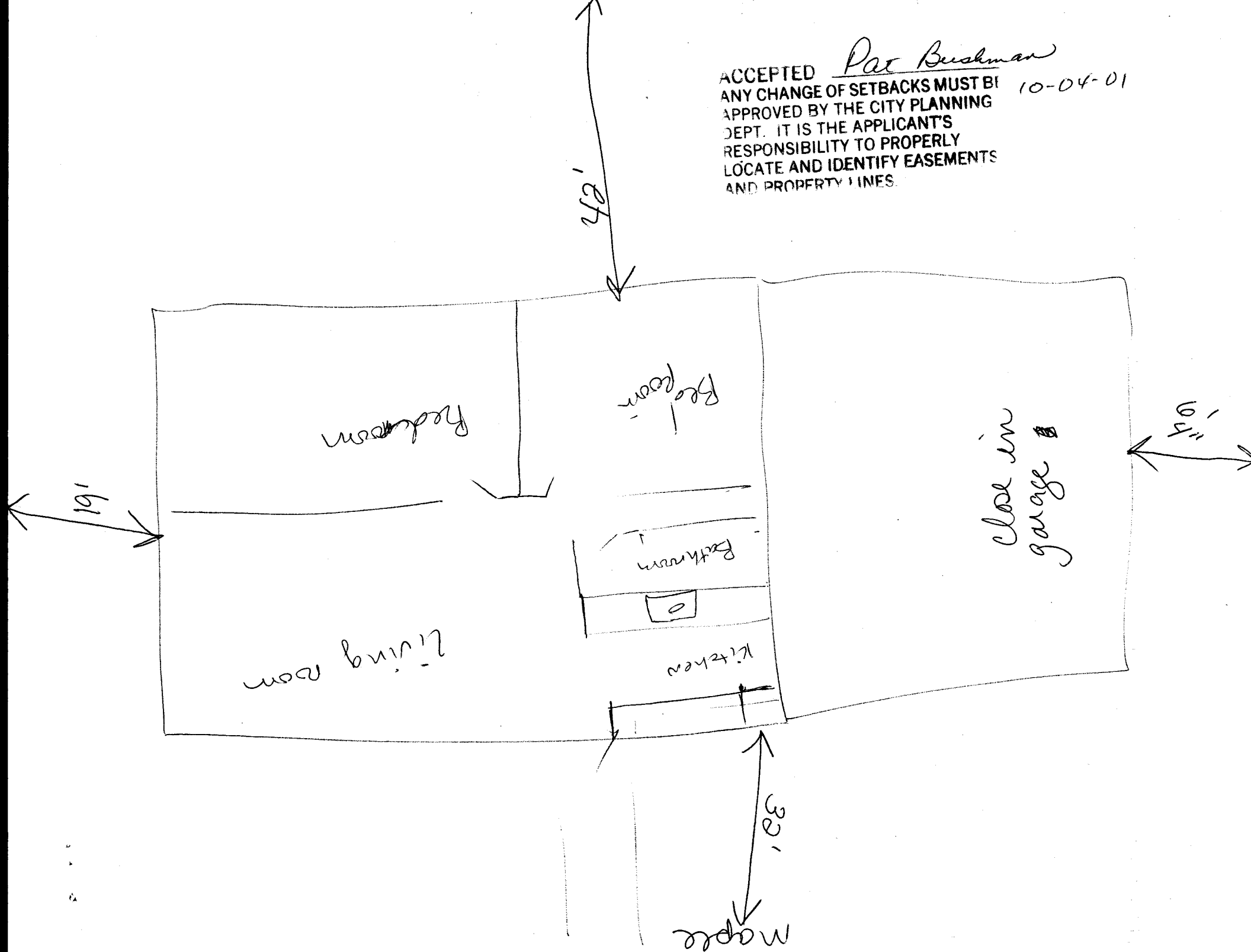
Department Approval Pat Buchner Date 10-4-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Y. Beasley</u>		Date <u>10/4/01</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)

ACCEPTED Pat Bushman
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. 10-04-01

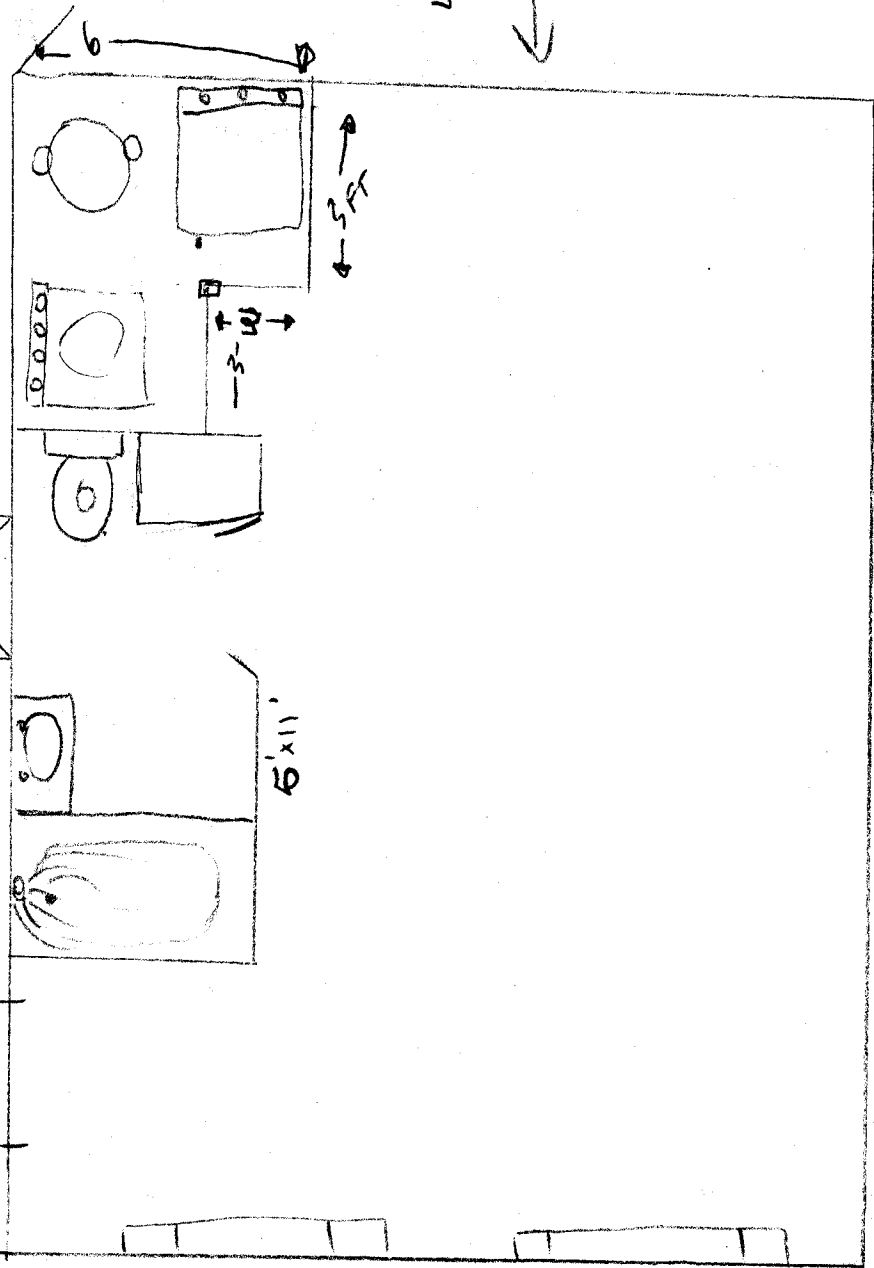


Back

$1/4" = 1'$

42 ft
2 in

19 ft
1 in
L. side



6 ft
4 in

Right side

FRONT

32 ft 7 in