

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 78958



Your Bridge to a Better Community

BLDG ADDRESS 359 MARTELLO DR SQ. FT. OF PROPOSED BLDGS/ADDITION 498

TAX SCHEDULE NO. 2945-222-07-009 SQ. FT. OF EXISTING BLDGS 2,704

SUBDIVISION HEATHERIDGE ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED 3202

FILING _____ BLK _____ LOT _____

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

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

(1) OWNER DANIEL L. GUMMIN

(1) ADDRESS 359 MARTELLO DR

(1) TELEPHONE (970) 248-8087

(2) APPLICANT SAME

(2) ADDRESS SAME

(2) TELEPHONE SAME

USE OF EXISTING BUILDINGS SINGLE FAM. HOME

DESCRIPTION OF WORK & INTENDED USE ENCLOSE H&TUB + WORKSHOP/OFFICE

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 RSF-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NA NO _____
 or _____ from center of ROW, whichever is greater

Side 7 from PL, Rear 25 from PL Parking Req'mt _____

Maximum Height 35 Special Conditions _____

CENSUS 19 TRAFFIC 95 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 Daniel L. Gummin Date 3-1-01

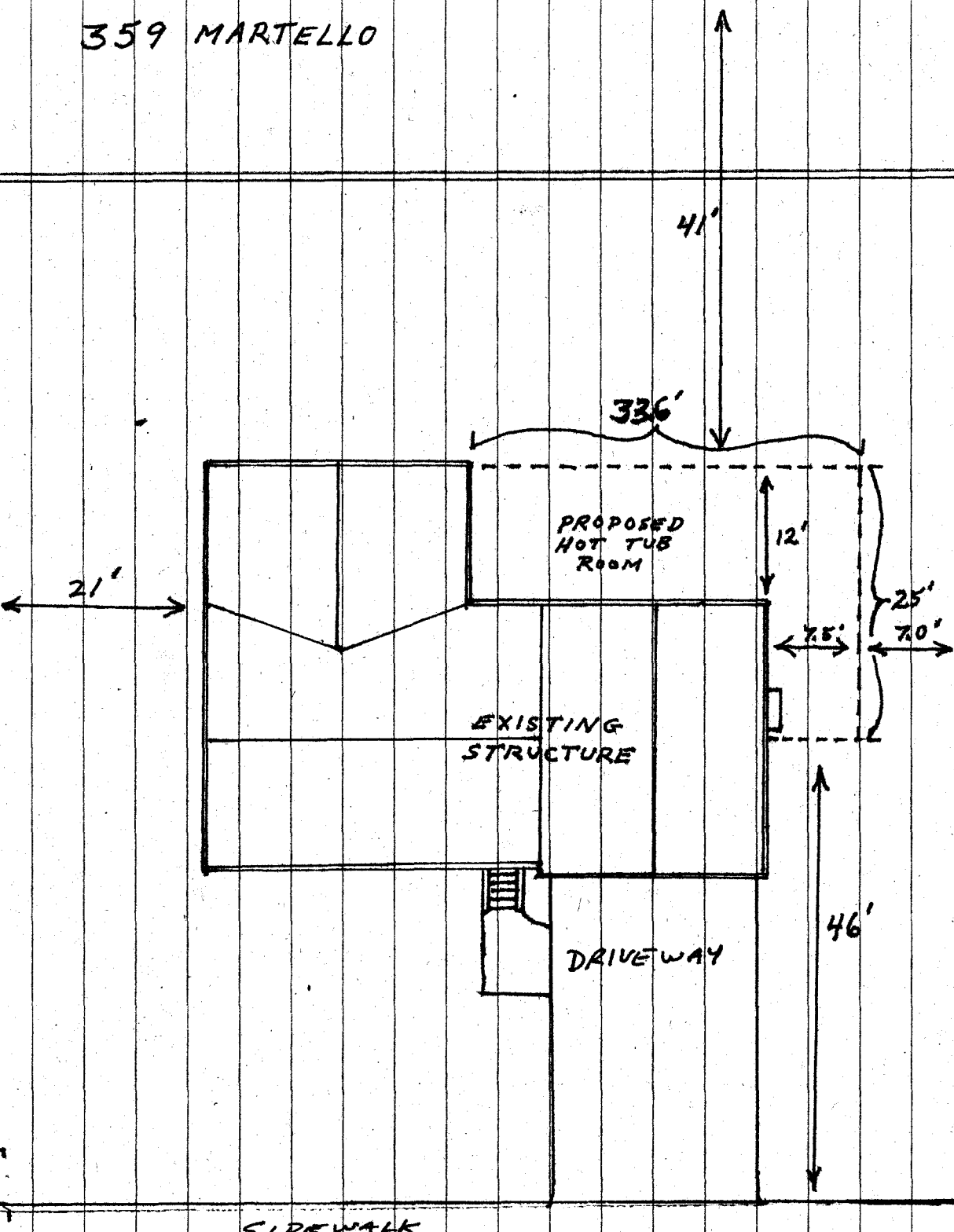
Department Approval Bill North Date 3-1-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>3/1/01</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)

359 MARTELLO



3-1-01

Bill Nether

ACCEPTED
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.