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| FEE \$ <u>10.00</u> |
| TCP \$ |
| SIF \$ |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. None



Your Bridge to a Better Community

20015-1280K
 BLDG ADDRESS 315 Mountain View St SQ. FT. OF PROPOSED BLDGS/ADDITION 240
 TAX SCHEDULE NO. 2945-244-00-159 SQ. FT. OF EXISTING BLDGS 1200
 SUBDIVISION unplatted TOTAL SQ. FT. OF EXISTING & PROPOSED 1440
 FILING — BLK — LOT — NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Ken Swearingin NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 3 this Construction
 (1) ADDRESS 315 Mountain View St USE OF EXISTING BUILDINGS Residence, shed, garage
 (1) TELEPHONE 245-0577 DESCRIPTION OF WORK & INTENDED USE Build shed for storage
 (2) APPLICANT Same as above TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ Manufactured Home (HUD)
 Other (please specify) 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 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 _____
 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).

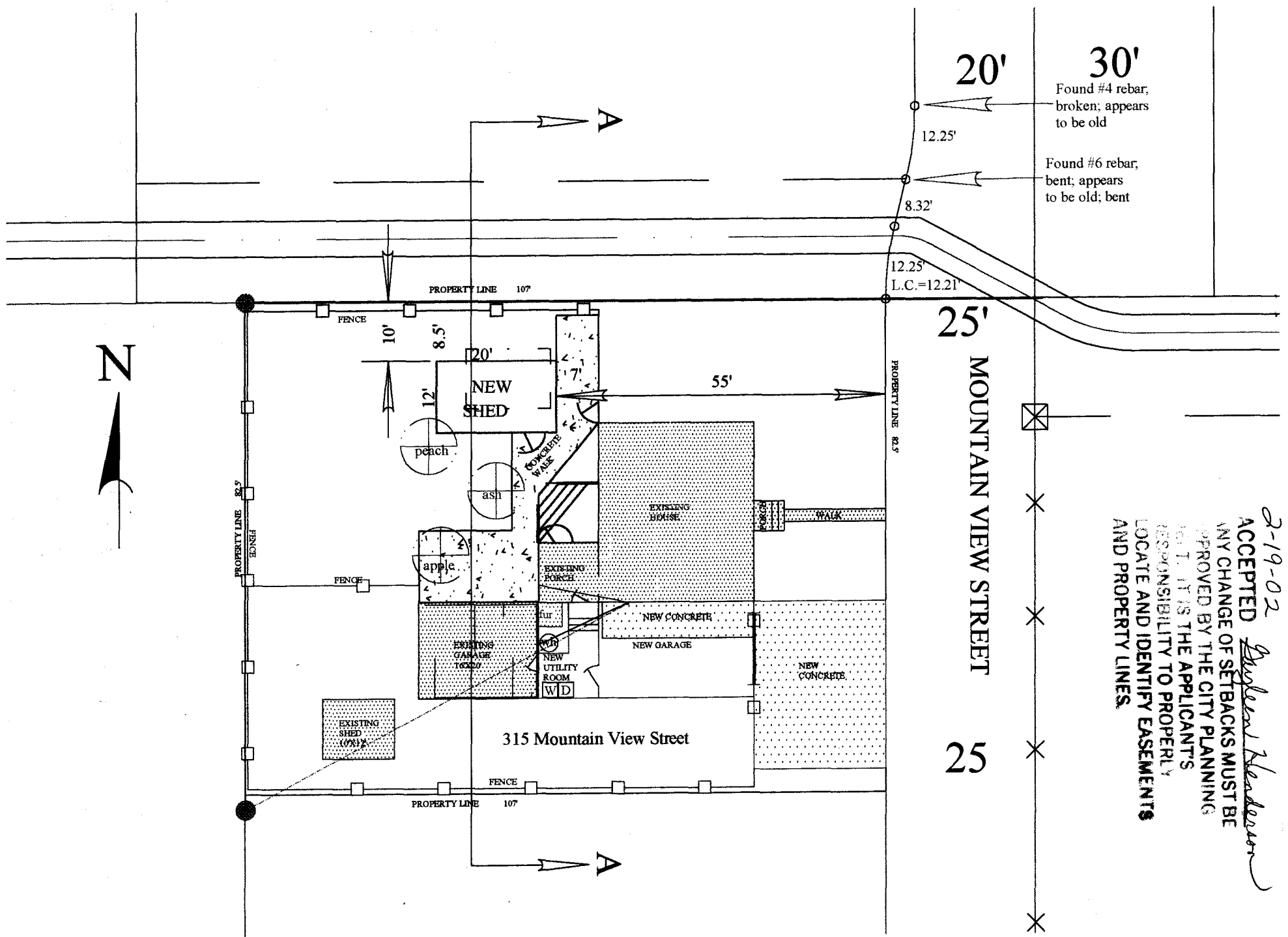
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Ken Swearingin Date 2-19-02
 Department Approval Dayleen Henderson Date 2-19-02

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|--|----------------------|------|------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. |
| Utility Accounting | <u>Dottie Anover</u> | | <u>Shed Only</u> |
| | | Date | <u>2-19-02</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



2-19-02
 ACCEPTED *Angela Henderson*
 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.