

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

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

BLDG PERMIT NO. 182162



Your Bridge to a Better Community

AC

59691-13110

BLDG ADDRESS 1162 Olson Ave., G.J. SQ. FT. OF PROPOSED BLDGS/ADDITION 221

TAX SCHEDULE NO. 2945-234-07-034 SQ. FT. OF EXISTING BLDGS 770

SUBDIVISION Lampite TOTAL SQ. FT. OF EXISTING & PROPOSED 991

FILING 1 BLK _____ LOT 16

(1) OWNER Jim Harris

(1) ADDRESS 1162 Olson Ave., G.J.

(1) TELEPHONE 970-245-8010

(2) APPLICANT Owner

(2) ADDRESS _____

(2) TELEPHONE _____

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 residential

DESCRIPTION OF WORK & INTENDED USE enclose existing carport to be used as a porch

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 PD

SETBACKS: Front 15' from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 0 from PL, Rear 5 from PL

Maximum Height _____

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES _____ NO _____

Parking Req'mt _____

Special Conditions _____

CENSUS 13 TRAFFIC 80 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 James H. Harris Date 10/31/01

Department Approval Dayle Henderson Date 10-31-01

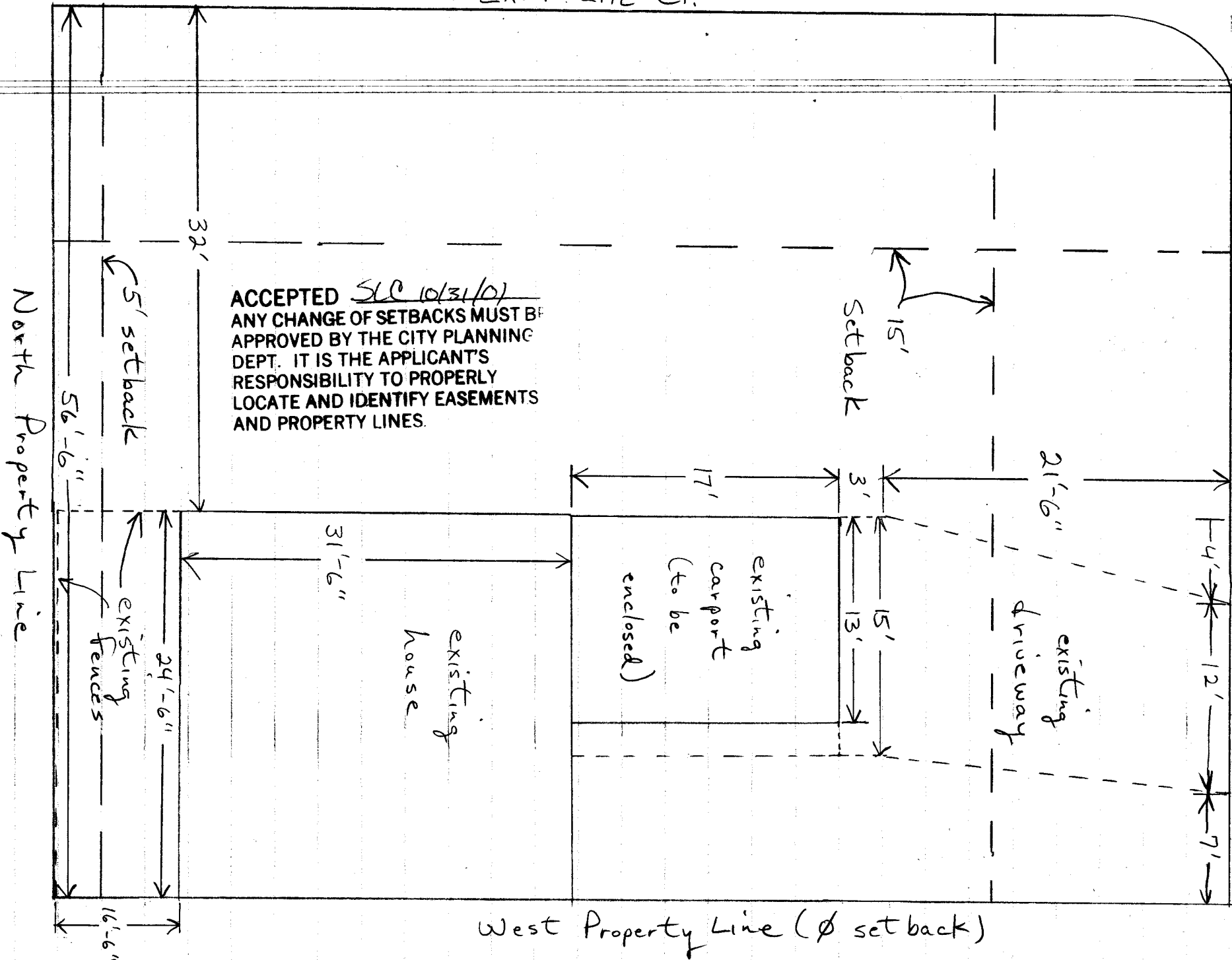
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Dotter Karauer</u>	Date	<u>10-31-01</u>

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)

LAMP LITE CT.

Olson Ave.



Tim Harris
 1162 Olson Ave
 245-8010