


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

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

BLDG PERMIT NO. 82995



Your Bridge to a Better Community

BLDG ADDRESS 902 Ouray SQ. FT. OF PROPOSED BLDGS/ADDITION None
 TAX SCHEDULE NO. 2995-141-33-009 SQ. FT. OF EXISTING BLDGS 3750
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK 64 LOT 31-32 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Wayne Petelish NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 902 Ouray Ave USE OF EXISTING BUILDINGS Res. Garage
 (1) TELEPHONE 970 293 3454 DESCRIPTION OF WORK & INTENDED USE h.h.
 (2) APPLICANT Wayne Petelish TYPE OF HOME PROPOSED:
 (2) ADDRESS 902 Ouray Ave _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 970 293-3454 _____ 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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 2 TRAFFIC 32 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 Wayne Petelish Date 12-19-01
 Department Approval Pat Bushman Date 12-19-01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Karl Elbert</u>	<u>12/19/01</u>	<u>12/19/01</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)