

FEE \$	10.00
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 79575



Your Bridge to a Better Community

BLDG ADDRESS 2851 Picardy Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 12/20

TAX SCHEDULE NO. 2943-071-07-001 SQ. FT. OF EXISTING BLDGS 2500

SUBDIVISION Rothaupt Sub. 2nd Add TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 2 LOT 1

(1) OWNER SANG T. CHA NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) ADDRESS 2851 Picardy Dr NO. OF BUILDINGS ON PARCEL
Before: 2 After: 3 this Construction

(1) TELEPHONE 243-6525 USE OF EXISTING BUILDINGS home -

(2) APPLICANT SANG T. CHA DESCRIPTION OF WORK & INTENDED USE new carport

(2) ADDRESS Same as above TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE _____

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-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
or _____ from center of ROW, whichever is greater

Side 3' to eave from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 6 TRAFFIC 29 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 Sang T. Cha Date 4-24-01

Department Approval Ronnie Edwards Date 4-24-01

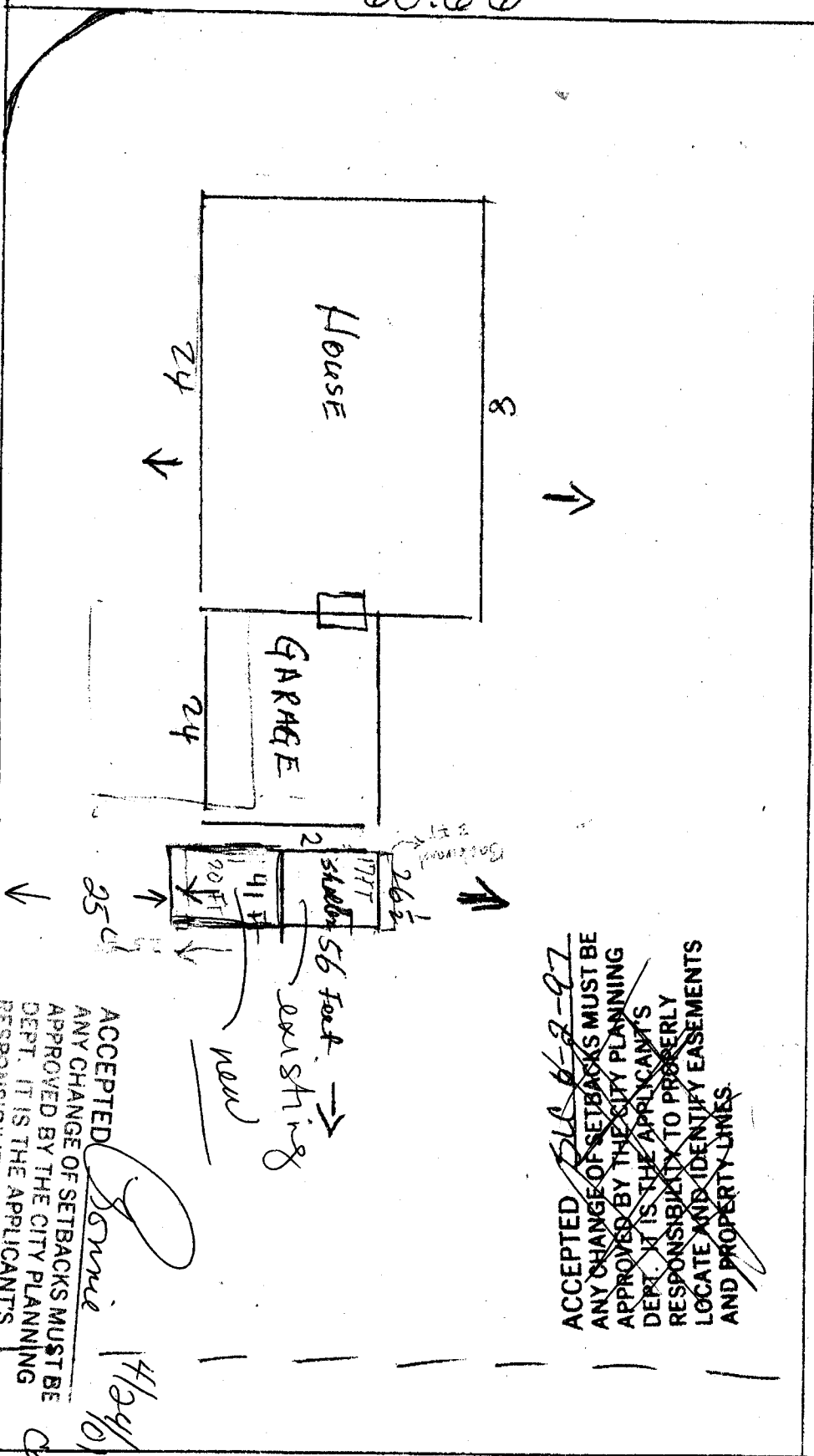
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Keen</u>		Date <u>4/24/01</u>

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)

2851 Picardy Dr.

60.66



~~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.~~

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Janie
 4/24/01

for
 carpet

80.31

10.54/

pg 2/1, 8E

165.00