

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 82927



Your Bridge to a Better Community

2433-1515

BLDG ADDRESS 1507 Road Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 248

TAX SCHEDULE NO. 2945-133-10-009 SQ. FT. OF EXISTING BLDGS 1250

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1560

FILING _____ BLK _____ LOT _____

(1) OWNER MYERS

(1) ADDRESS 1507 Road Ave

(1) TELEPHONE 256-0167

(2) APPLICANT JEFF MYERS

(2) ADDRESS 1507 Road Ave

(2) TELEPHONE 256-0167

NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

USE OF EXISTING BUILDINGS Single Family

DESCRIPTION OF WORK & INTENDED USE ADD 1 bedroom & bathroom in basement

TYPE OF HOME PROPOSED: interior remodel
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD) no expansion in footprint.
 _____ 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

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL

Maximum Height 35'

Maximum coverage of lot by structures 70%

Permanent Foundation Required: YES N/A NO _____

Parking Req'mt N/A

Special Conditions No kitchen facilities will be allowed.

CENSUS 38 TRAFFIC 7 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 [Signature]

Date 1-16-02

Department Approval [Signature]

Date 1-16-02

Additional water and/or sewer tap fee(s) are required:	YES _____	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-16-02</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)