

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2028 N. 10th St SQ. FT. OF PROPOSED BLDGS/ADDITION 140
 TAX SCHEDULE NO. 2945-111-11-006 SQ. FT. OF EXISTING BLDGS 1066
 SUBDIVISION Monterey Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1206
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Sylvia Michaelis NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 2028 N. 10th St USE OF EXISTING BUILDINGS None
 (1) TELEPHONE 243-8594 DESCRIPTION OF WORK & INTENDED USE Storage Shed
 (2) APPLICANT Sylvia Michaelis TYPE OF HOME PROPOSED: N/A
 (2) ADDRESS Same _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE Same _____ 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 _____
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 5/3 from PL, Rear 10/5 from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANN# _____

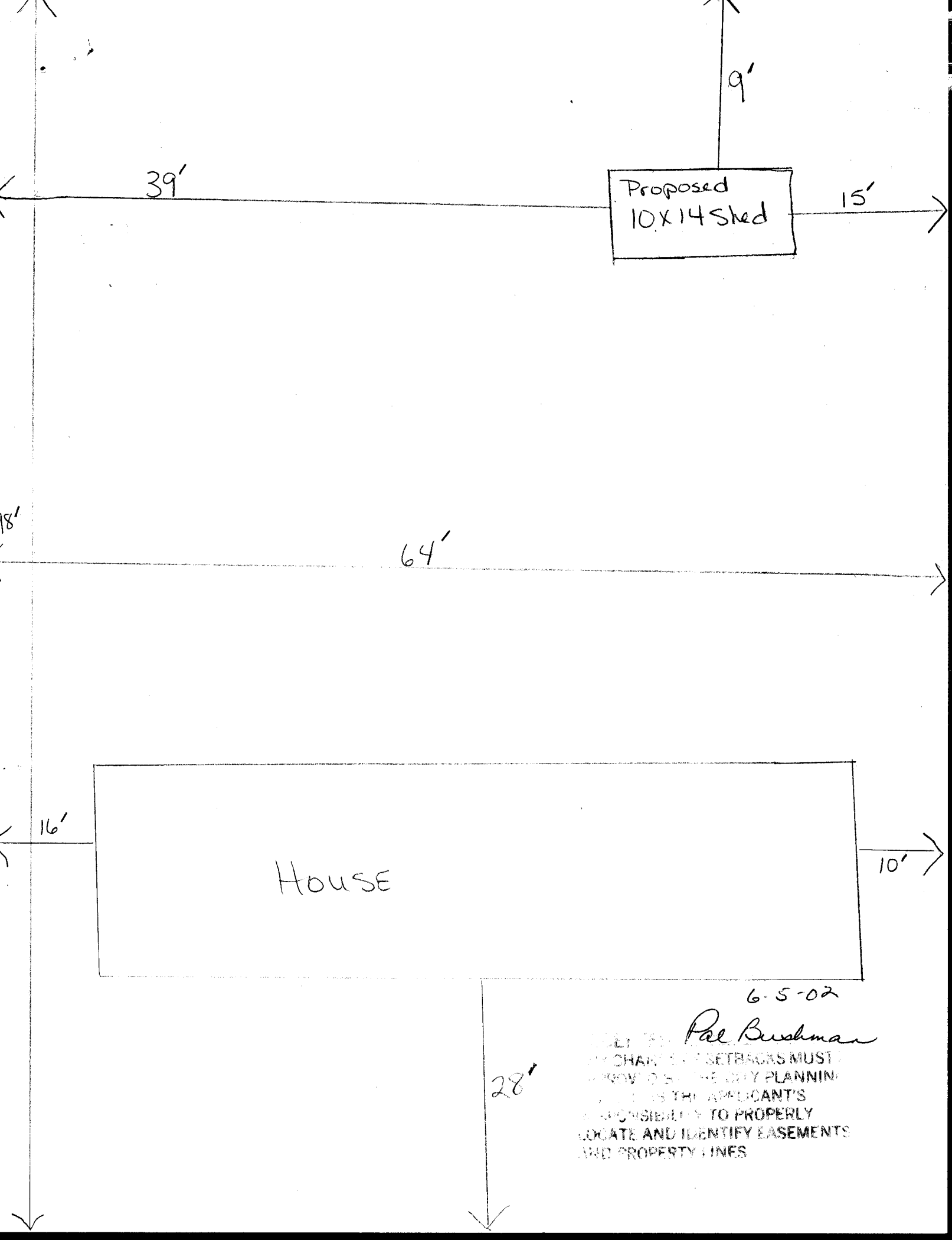
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Shonda V. Kersen Date 6/5/02
 Department Approval Pat Bushman Date 6-5-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Jenny [Signature]</u>		Date <u>6/5/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



Proposed
10x14 Shed

39'

9'

15'

64'

18'

16'

HOUSE

10'

6-5-02

Pal Bushman

ALL CHANGES TO SETBACKS MUST
BE APPROVED BY THE CITY PLANNING
DEPARTMENT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

28'