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

BLDG PERMIT NO.
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Your Bridge to a Better Community

BLDG ADDRESS <u>2910 N 14<sup>th</sup> Street</u>	SQ. FT. OF PROPOSED BLDGS/ADDITION <u>450 #</u>
TAX SCHEDULE NO. <u>2945-013-06-009</u>	SQ. FT. OF EXISTING BLDGS <u>1,596 #</u>
SUBDIVISION <u>Fairmount North</u>	TOTAL SQ. FT. OF EXISTING & PROPOSED _____
FILING _____ BLK <u>1</u> LOT <u>12</u>	NO. OF DWELLING UNITS:
(1) OWNER <u>Wanda R. Barnes</u>	Before: <u>1</u> After: <u>1</u> this Construction
(1) ADDRESS <u>2910 N. 14<sup>th</sup> Street</u>	NO. OF BUILDINGS ON PARCEL
(1) TELEPHONE <u>245-6904</u>	Before: <u>1</u> After: <u>2</u> this Construction
(2) APPLICANT <u>Same as above</u>	USE OF EXISTING BUILDINGS <u>Residential House / Storage Shed</u>
(2) ADDRESS _____	DESCRIPTION OF WORK & INTENDED USE <u>Storage shed</u>
(2) TELEPHONE _____	TYPE OF HOME PROPOSED:
	<input checked="" type="checkbox"/> 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 <u>RMF-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>3'</u> from PL, Rear <u>5'</u> from PL	Parking Req'mt <u>N/A</u>
Maximum Height <u>35'</u>	Special Conditions _____
	CENSUS <u>5</u> TRAFFIC <u>31</u> ANNEX# _____

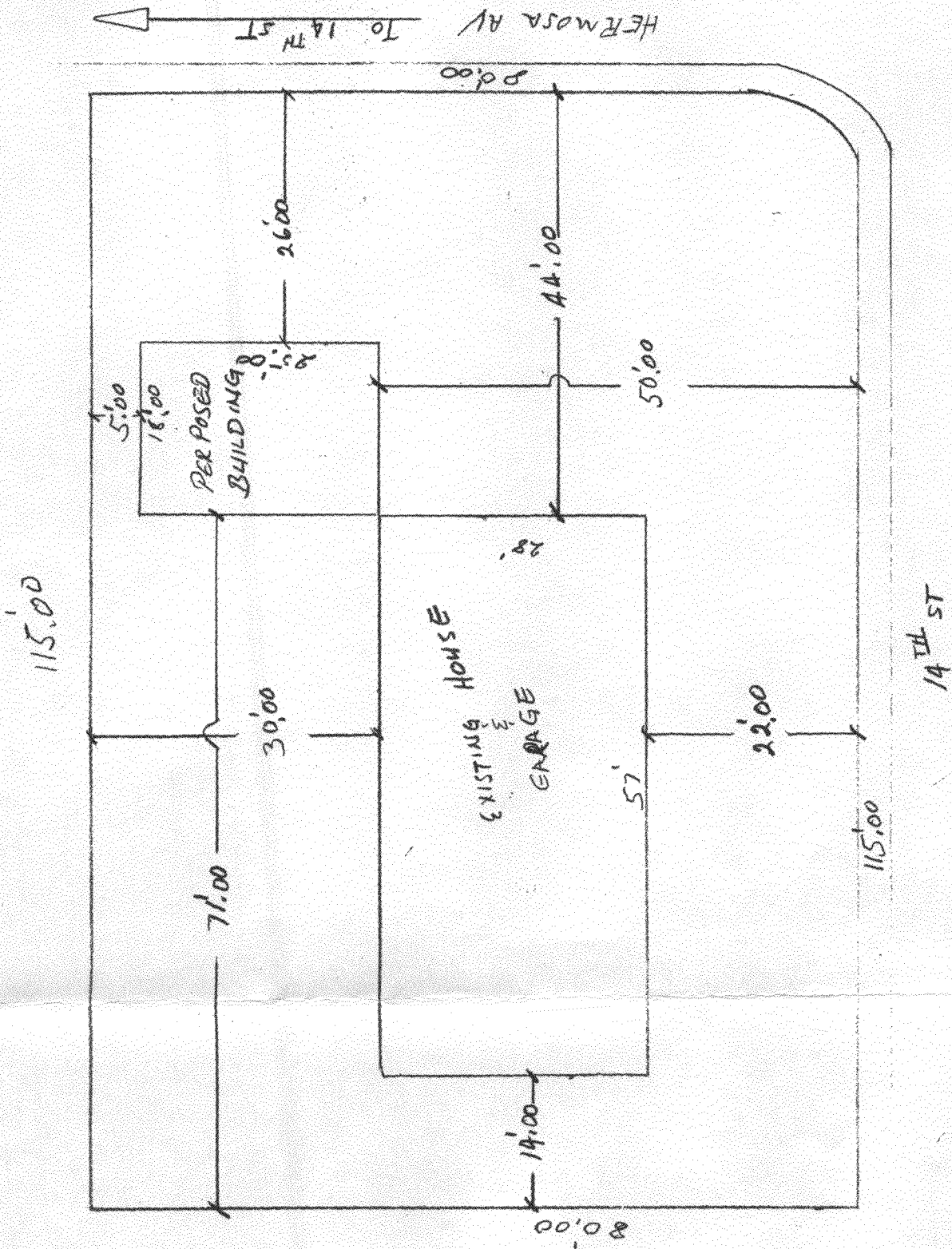
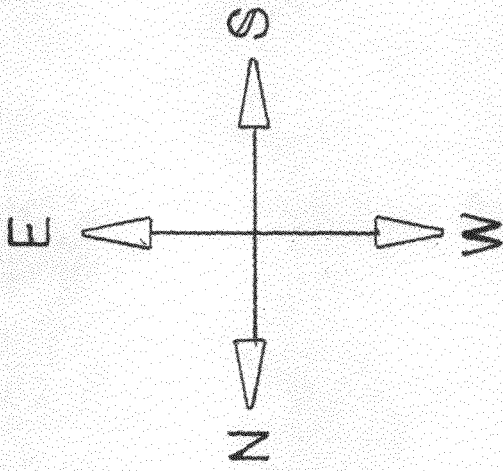
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 <u>Wanda Barnes</u>	Date <u>August 29, 2002</u>
Department Approval <u>Lori V. Bowen</u>	Date <u>Aug. 29, 2002</u>

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>Marshall Cole</u>	Date <u>8-20-02</u>		

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



PLOT PLAN

MARVIN BARNES  
 2910 N. 14<sup>TH</sup>  
 GRAND JUNCTION, CO. 81506

APPROVED FOR CONSTRUCTION

*Ray J. Barnes* Aug 29 2002  
 Community Development Department  
 Date