

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. N/A



8110-5050

AC

BLDG ADDRESS 1304 N. 15th St. SQ. FT. OF PROPOSED BLDGS/ADDITION 140 sq. ft.

TAX SCHEDULE NO. 2945-123-22-019 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Parkplace Heights TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 2 LOT 15

(1) OWNER Rosa Rodas

NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) ADDRESS 1304 N. 15th St

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

(1) TELEPHONE (970) 257-9545

USE OF EXISTING BUILDINGS Garage & Home

(2) APPLICANT Rosa Rodas

DESCRIPTION OF WORK & INTENDED USE 10x14' erect storage shed

(2) ADDRESS 1304 N. 15th St.

TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE (970) 257-9545

_____ 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-14

Maximum coverage of lot by structures _____

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

Permanent Foundation Required: YES _____ NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt _____

Maximum Height _____

Special Conditions _____

CENSUS 6 TRAFFIC 31 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 Rosa E. Rodas

Date 1-25-02

Department Approval Gayleen Henderson

Date 1-25-02

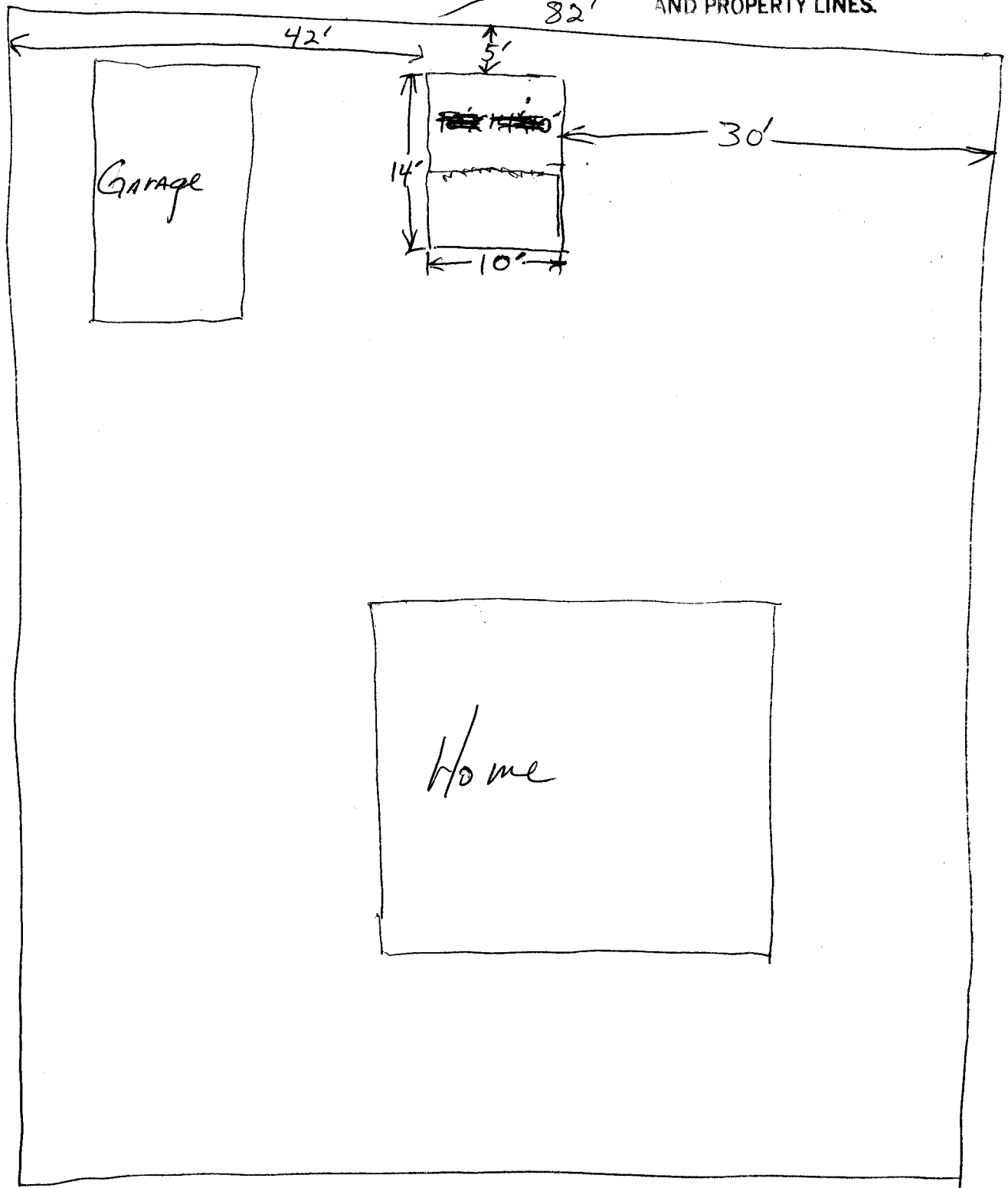
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>Kath Eisenberg</u>		Date <u>1/25/02</u>

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)

1-25-02
ACCEPTED *Dayleen Henderson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Alley



15th St