

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

(Handwritten initials)

BLDG ADDRESS 1610 - N. 20th

SQ. FT. OF PROPOSED BLDGS/ADDITION 180 sq ft

TAX SCHEDULE NO. 2945-124-13-015

SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION _____

TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____

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

(1) OWNER James W. & Beth Emery

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

(1) ADDRESS 1610 - N. 20th

USE OF EXISTING BUILDINGS OCT 24th 18

(1) TELEPHONE 242-4637

DESCRIPTION OF WORK & INTENDED USE Storage shed

(2) APPLICANT James as above

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 11 11 11

(2) TELEPHONE 11 11 1

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)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

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 James W. Emery

Date 10-24-02

Department Approval Gayleen Henderson

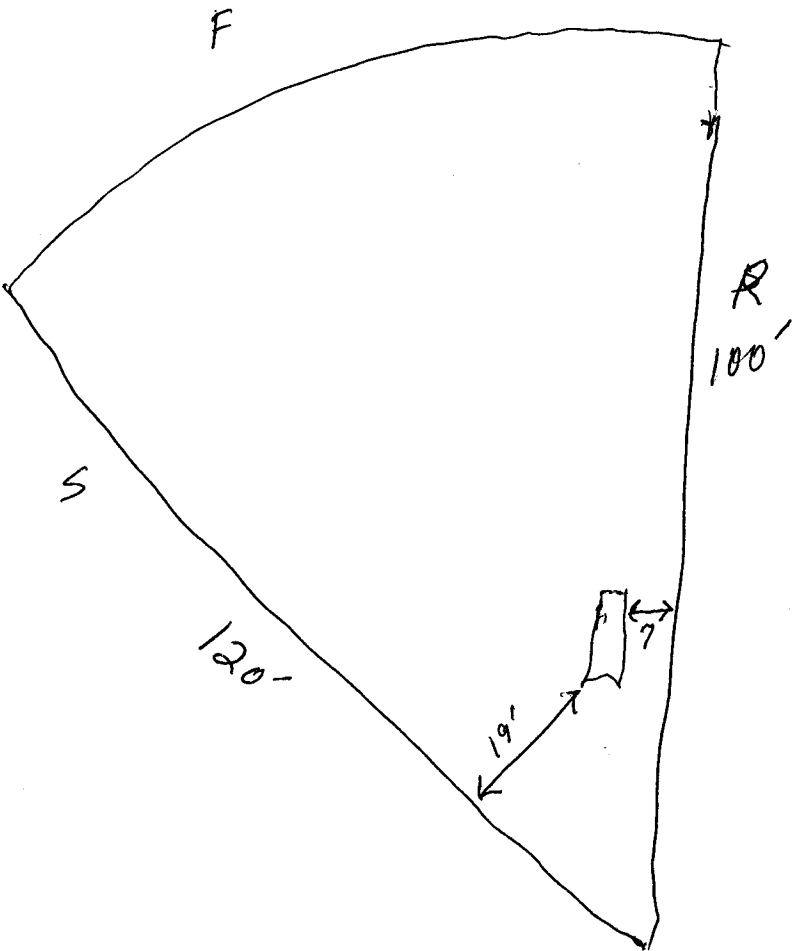
Date 10-24-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensley</u>		Date <u>10/24/02</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)

1610-N. 28th



10-24-02

ADOPTED Gayleen Henderson

REQUIREMENTS OF SETBACKS MUST BE
APPLIED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.