

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 565 28 Rd
 TAX SCHEDULE NO 2945-121-10-028
 SUBDIVISION Melrose Est.
 FILING _____ BLK 1 LOT N 28' of L14
540' 05
Lot 13
 (1) OWNER Sheri Lilly
 (1) ADDRESS 565 28 Rd G-1
 (1) TELEPHONE 245-0550
 (2) APPLICANT _____
 (2) ADDRESS _____
 (2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 387.74
 SQ. FT. OF EXISTING BLDGS _____
 TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 USE OF EXISTING BUILDINGS owner home
 DESCRIPTION OF WORK & INTENDED USE Deck
 TYPE OF HOME PROPOSED:
 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 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 _____ NO _____
 Parking Req'mt 2
 Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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 Sheri Lilly Date 6-12-02
 Department Approval C. Faye Libson Date 6/12/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>6/12/02</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)

6/12/02

Clay Libson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

