


FEE \$	<u>OW/MC</u>
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 84083
MC-2002-103



Your Bridge to a Better Community

68759-2478

BLDG ADDRESS 428 N 7TH ST SQ. FT. OF PROPOSED BLDGS/ADDITION 608

TAX SCHEDULE NO. 2945-141-38-002 SQ. FT. OF EXISTING BLDGS 2194

SUBDIVISION City TOTAL SQ. FT. OF EXISTING & PROPOSED 2802

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

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

USE OF EXISTING BUILDINGS HOUSE / SHED / GARAGE

DESCRIPTION OF WORK & INTENDED USE ADD 168 SQFT TO KITCHEN

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

(1) OWNER STEVE & DIANNE MYERS

(1) ADDRESS 1233 CHIPETA AVE

(1) TELEPHONE 263-0918

(2) APPLICANT STEVE & DIANNE MYERS

(2) ADDRESS 1233 CHIPETA AVE

(2) TELEPHONE 263-0918

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 PD Maximum coverage of lot by structures _____

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

Side 18' from PL, Rear 57'± from PL

Permanent Foundation Required: YES NO _____

Parking Req'mt NA

Special Conditions _____

Maximum Height _____

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 [Signature] Date 4-10-02

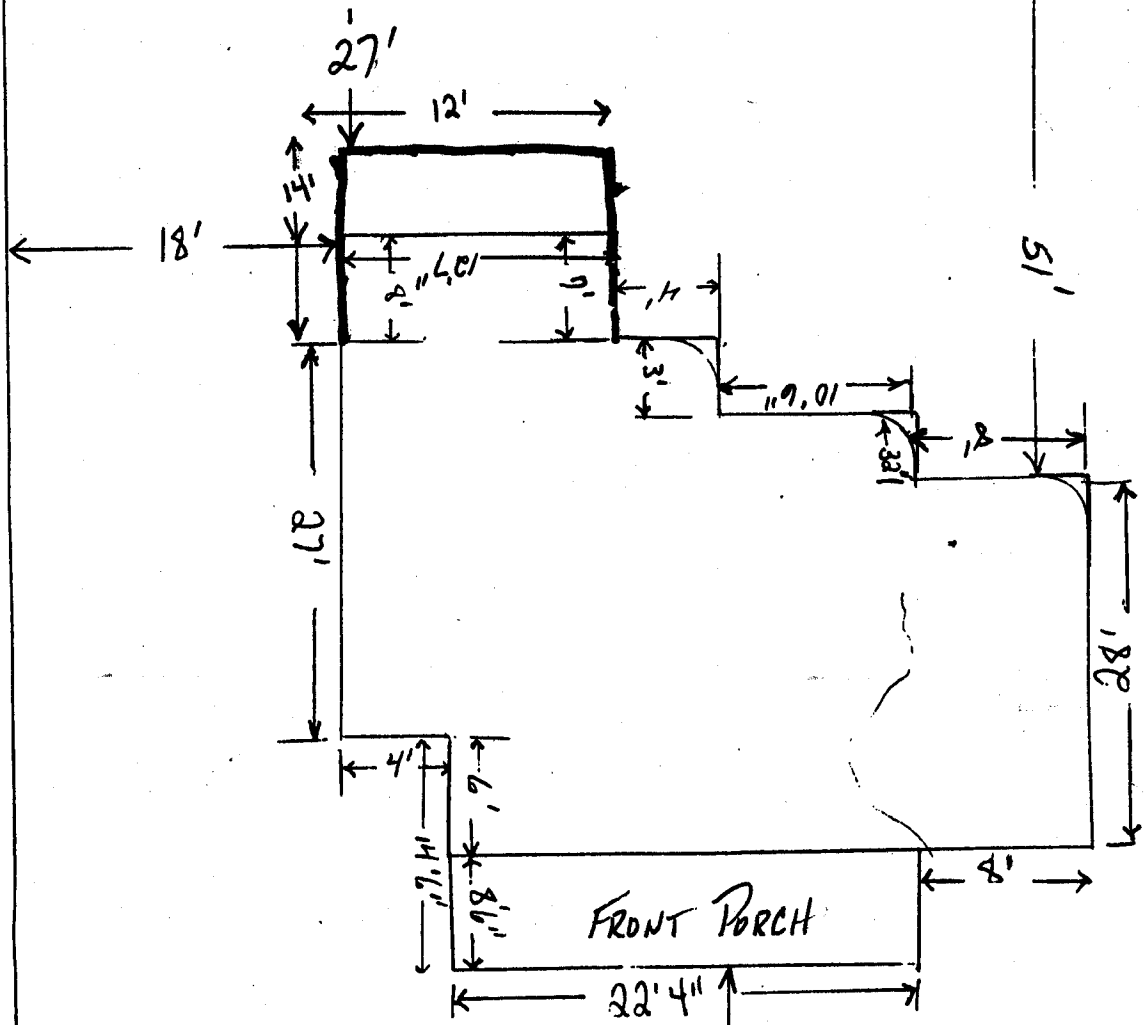
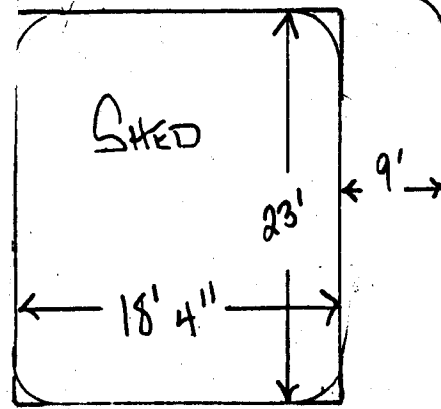
Department Approval [Signature] Date 4/12/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NA</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4-12-02</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)

ACCEPTED PER 4/12/02
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.

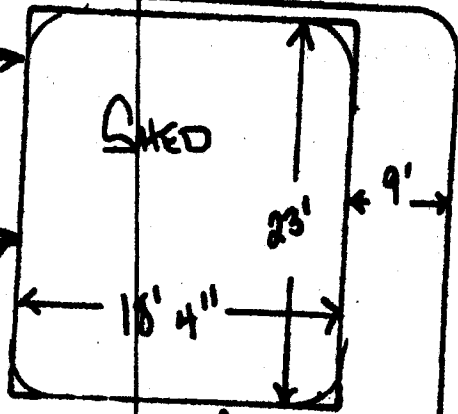
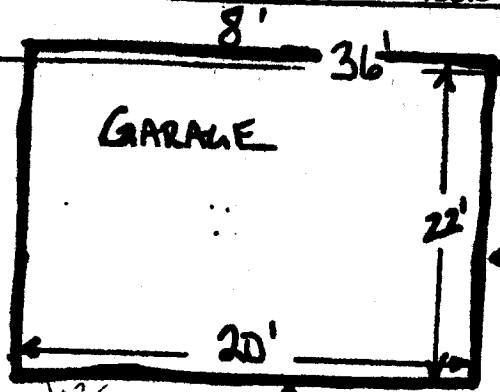


ALLEY

428 N 7th St
STEVE & DIANNE MYERS

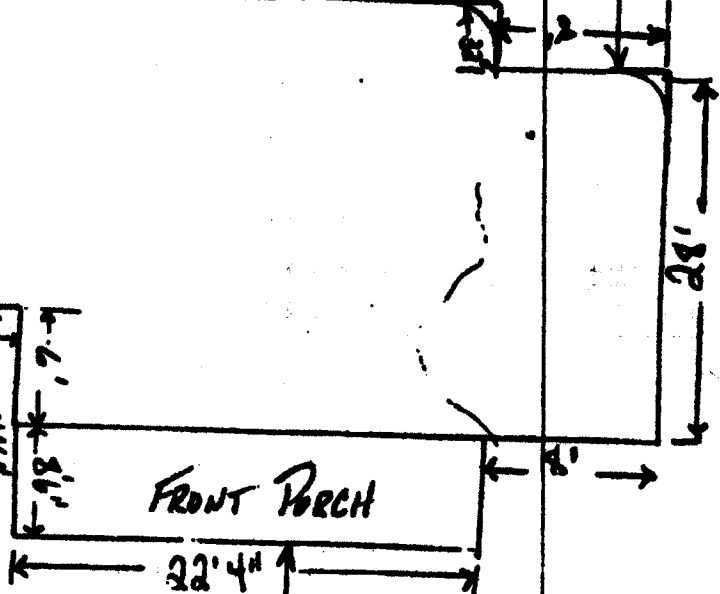
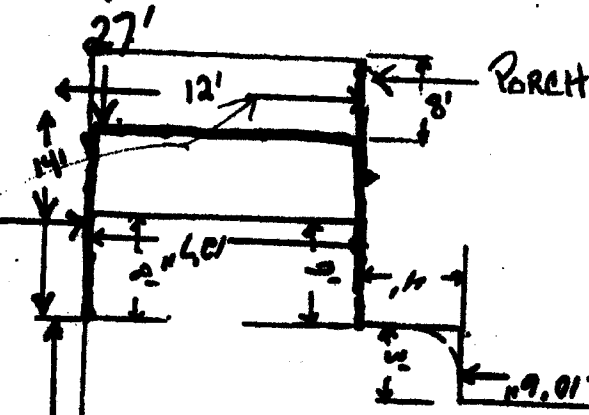
Side Walk

ALLEY 63'



ACCEPTED VVA 4/25/02
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 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

Revised for porch
 VVA 4/25/02



428 N 7th St
 STEVE & DIANNE MYERS

30'

Side Walk

ALLEY