

FEE \$	0
TCP \$	0
SIF \$	0

pd with minor change

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

PERMIT NO. 8ULL5

MC 2002-103



Your Bridge to a Better Community

BLDG ADDRESS 68759-2478 428 N. 7th St. SQ. FT. OF PROPOSED BLDGS/ADDITION 440

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

SUBDIVISION City TOTAL SQ. FT. OF EXISTING & PROPOSED ADDITIONAL GARAGE

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER STEVE & DIANNE MYERS Before: _____ After: _____ this Construction

(1) ADDRESS 1233 Chipeta Ave NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 263-0918 Before: 2 After: 3 this Construction

(2) APPLICANT Steve & Dianne Myers USE OF EXISTING BUILDINGS HOUSE

(2) ADDRESS 1233 Chipeta Ave DESCRIPTION OF WORK & INTENDED USE GARAGE

(2) TELEPHONE 263-0918 TYPE OF HOME PROPOSED:

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify) ADD GARAGE

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) Permanent Foundation Required: YES X NO _____

or _____ from center of ROW, whichever is greater

Side 34' from PL, Rear 34' from PL Parking Req'mt _____

Maximum Height _____ Special Conditions per approval of MC-2002-103

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 10/2/02

Department Approval [Signature] Date 10-2-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in</u>
Utility Accounting	<u>[Signature]</u>		Date <u>10/2/02</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)

10-2-02
ACCEPTED *Gayle Henderson*

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.

