

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 83388



Your Bridge to a Better Community

BLDG ADDRESS 268 Alluce Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 756
 TAX SCHEDULE NO. 2945-251-05-015 SQ. FT. OF EXISTING BLDGS 1412
 SUBDIVISION Sunland Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 2068
 FILING _____ BLK _____ LOT 19 NO. OF DWELLING UNITS:
 Before: 1 After: _____ this Construction
 (1) OWNER Billy D & Paula Ashley NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 268 Alluce Ave USE OF EXISTING BUILDINGS Shop
 (1) TELEPHONE 241-2761 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS Same _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ 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 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 35' 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 Billy D Ashley Date 2-26-02
 Department Approval Daylene Henderson Date 2-27-02

Additional water (and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>19838-12698</u>
Utility Accounting <u>Debi Osterhout</u>		Date	

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)

Rear of Property Line

5'

5'

5'

Bath Room

2'8" Door

3-27-02
ACCEPTED Daylee 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.

Engineered Trusses

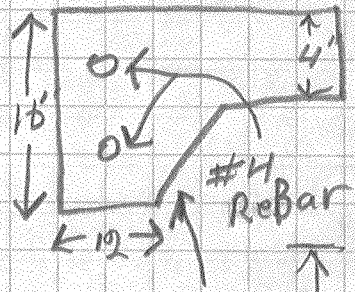
4/12 pitch Roof



Shop

← N

mono slab



Renforcement with Fiber mesh

Side Door

Front Door

16'

3'

SHOW LOCATION OF SHOP DOOR