

FEE \$	10.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 2120 Barberrry Av SQ. FT. OF PROPOSED BLDGS/ADDITION 80  
 TAX SCHEDULE NO 2945-014-11-011 SQ. FT. OF EXISTING BLDGS 1264  
 SUBDIVISION SPRING VALLEY TOTAL SQ. FT. OF EXISTING & PROPOSED 1344  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction  
 (1) OWNER LAWRENCE J Putz  
 (1) ADDRESS 2120 BARBERRY  
 (1) TELEPHONE 241-3276  
 (2) APPLICANT LAWRENCE J Putz  
 (2) ADDRESS 2120 BARBERRY AV  
 (2) TELEPHONE 241 3276  
 USE OF EXISTING BUILDINGS Dwelling / Residence  
 DESCRIPTION OF WORK & INTENDED USE Storage shed  
 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-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5'/3' from PL, Rear 25'/5' from PL Parking Req'mt \_\_\_\_\_  
 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 [Signature] Date 12/31/2002  
 Department Approval [Signature] Date 12-31-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No Chg in Use</u>
Utility Accounting	<u>Marshall Cole</u>	Date	<u>12/31/02</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)

Sidewalk

44 FT.

FENCE

FENCE

32 FT.

8

10 1/2

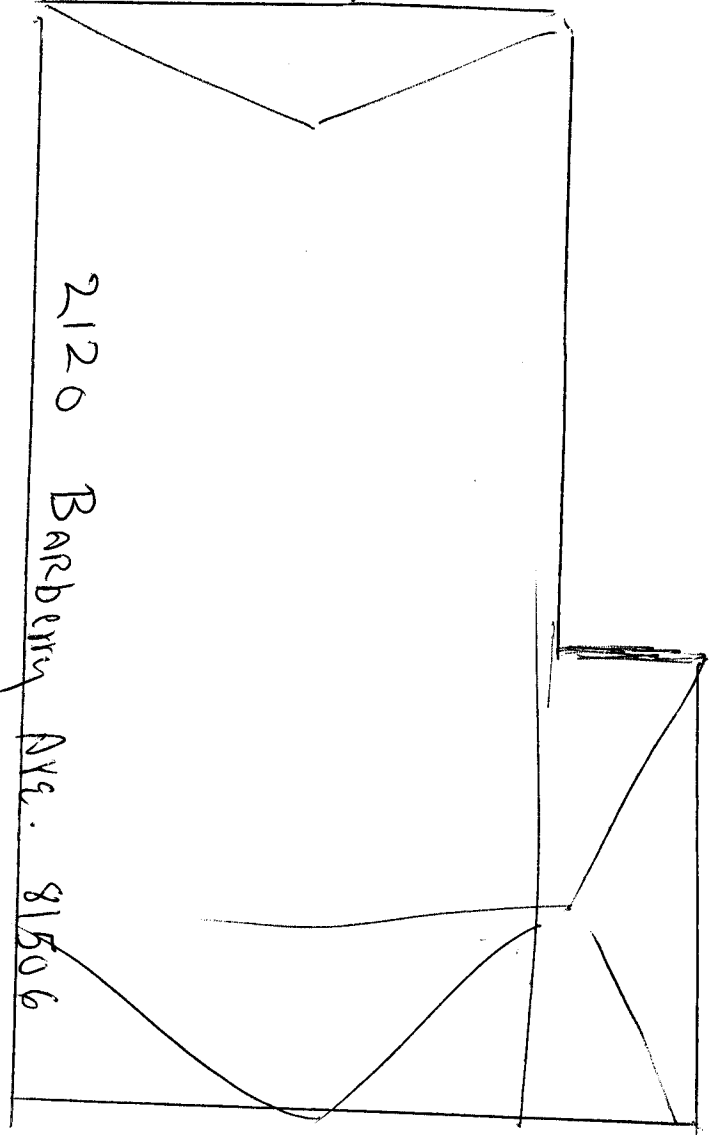
11 FT.

5 FT.

6' ± 14.5 FT.

S

N



12-31-02

ACCEPTED

*Gayle Henderson*

ANY DEMANDS OF SETBACKS MUST BE  
 MADE AT THE TIME OF PLANNING/  
 REVIEW. THE APPLICANTS  
 AGREE TO HOLD THE CITY OF  
 BOSTON AND IDENTIFY EASEMENTS,  
 ETC. TO PROPERTY LINES.