


FEE \$	10.00
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 87810



Your Bridge to a Better Community

BLDG ADDRESS 1170 Colorado Ave SQ. FT. OF PROPOSED BLDGS/ADDITION Including existing covered patio 155 sq ft

TAX SCHEDULE NO. 294514424018 SQ. FT. OF EXISTING BLDGS 900 sq ft

SUBDIVISION City TOTAL SQ. FT. OF EXISTING & PROPOSED 1155

FILING - BLK 111 LOT 18 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Saul Tompkins NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 1170 Colo. Ave USE OF EXISTING BUILDINGS Business (Alpha Center)

(1) TELEPHONE 241-2948 DESCRIPTION OF WORK & INTENDED USE storage

(2) APPLICANT Saul Tompkins TYPE OF HOME PROPOSED: enclose existing patio  
PAID

(2) ADDRESS 1170 Colo. Ave  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD) OCT 23 2002  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 241-2948

**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 25' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL  
 Maximum Height 35'

Permanent Foundation Required: YES \_\_\_\_\_ NO

Parking Req'mt no change

Special Conditions no increase employees

CENSUS 2 TRAFFIC 41 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 10/24/02

Department Approval Ronnie Edwards Date 10/24/02

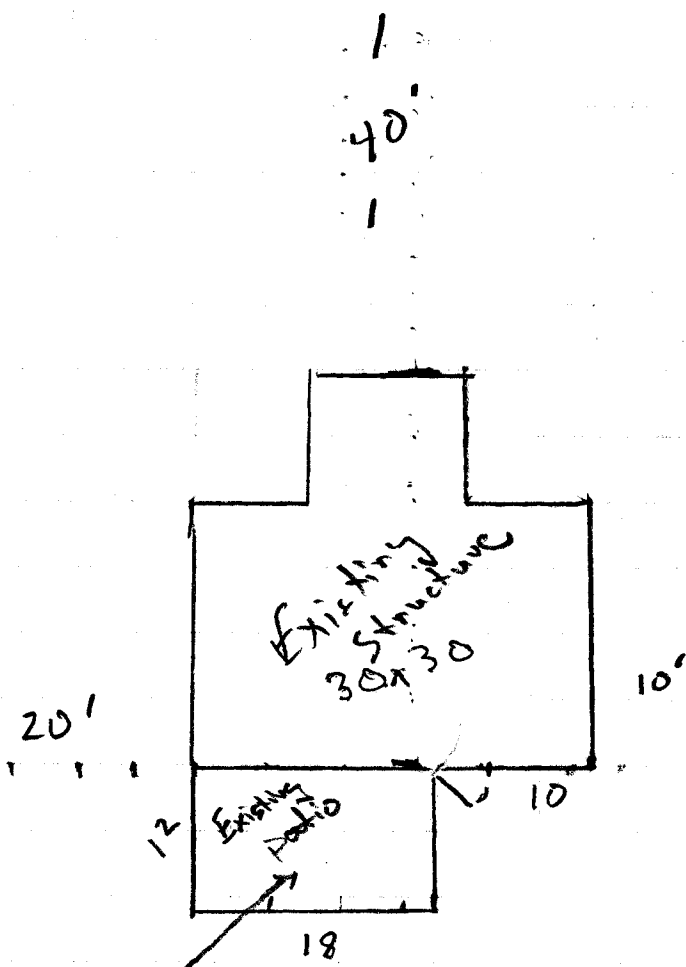
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>(1 Bensley)</u>	Date <u>10/24/02</u>		

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)

Saul Tompkins  
1170 Colorado Ave  
Grand Junction, CO  
81501

- 155 -  
12th Street



House

ACCEPTED *Ronnie Edwards* 10/24/82  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES

1  
86  
1

Alley