

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

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

BLDG PERMIT NO. 83456



Your Bridge to a Better Community

BLDG ADDRESS 2796 Courthand SQ. FT. OF PROPOSED BLDGS/ADDITION 340
 TAX SCHEDULE NO. 2945-011-72-002 SQ. FT. OF EXISTING BLDGS 2200
 SUBDIVISION Loyner mixer TOTAL SQ. FT. OF EXISTING & PROPOSED 2740
 FILING _____ BLK _____ LOT 2 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Tom Loyner NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 998 23 Rd. USE OF EXISTING BUILDINGS Res.
 (1) TELEPHONE 970-243-0875 DESCRIPTION OF WORK & INTENDED USE Build Dining Rm.
 (2) APPLICANT Tom Loyner TYPE OF HOME PROPOSED:
 (2) ADDRESS 998 23 Rd. Site Built Manufactured Home (UBC)
 (2) TELEPHONE 970-243-0875 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 6090
 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 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 10 TRAFFIC 21 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).

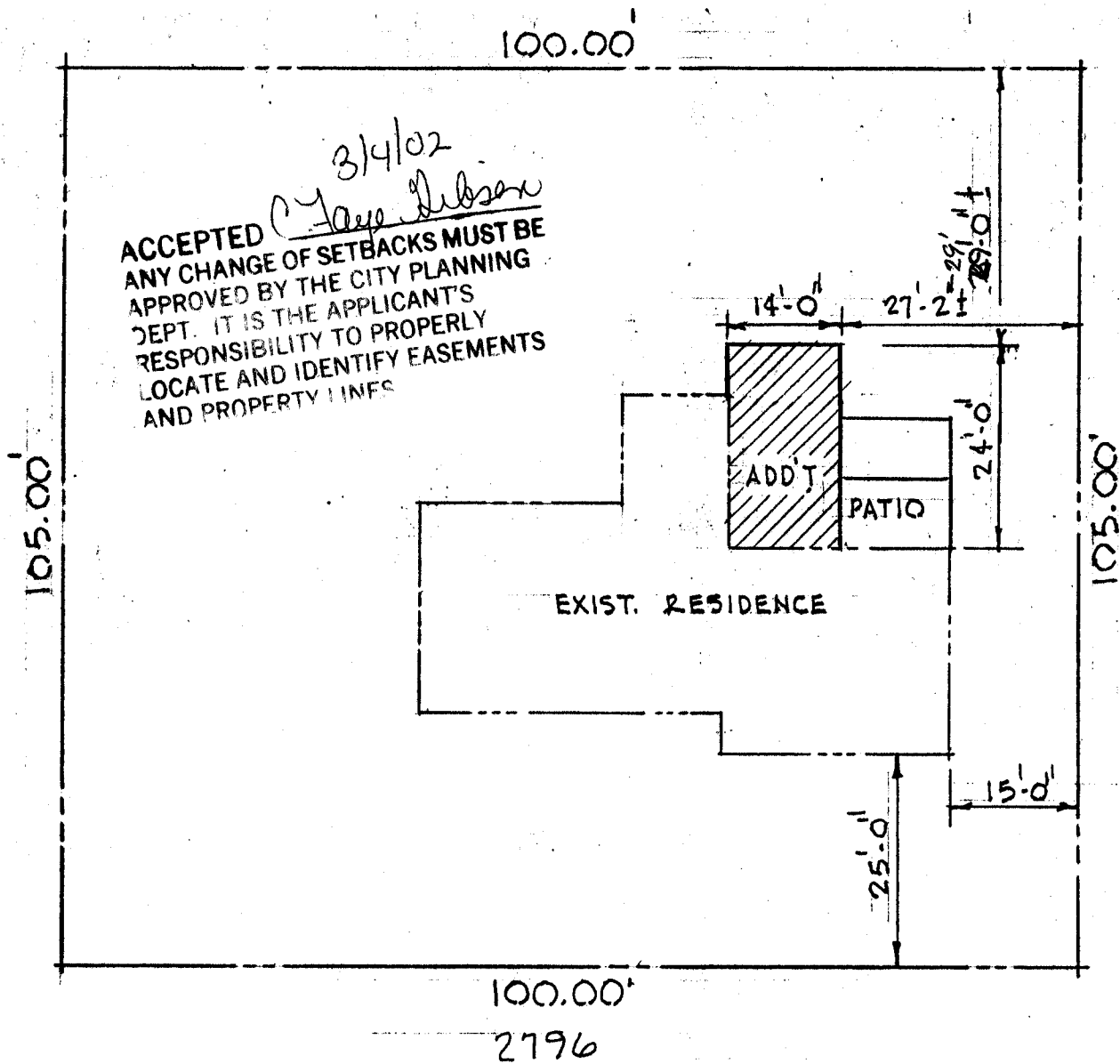
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Tom Loyner Date _____
 Department Approval C. Gayer Johnson Date 3/4/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensley</u>		Date <u>3/4/02</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)



CORTLAND AVENUE



NORTH

PLOT PLAN

SCALE: 1" = 20'-0"

2-28-02