FEE $ _10.00_	
TCP $ _0_	
SIF $ _0_	

N/C P&L

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

BLDG PERMIT NO. _85344_

Your Bridge to a Better Community

BLDG ADDRESS _2880 Elm Avenue_

new shed for storage

SQ. FT. OF PROPOSED BLDGS/ADDITION (_____)

TAX SCHEDULE NO. _2943-074-22-017_

SQ. FT. OF EXISTING BLDGS _4700 ft + 1796 ft addition =_
per VE-2002-012   _6496 ft_

SUBDIVISION _Kinderhaus_

TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING ___—___ BLK ___—___ LOT ___1___

NO. OF DWELLING UNITS:
Before: ___—___ After: ___—___ this Construction

(1) OWNER _Michael Bocconcelli_

NO. OF BUILDINGS ON PARCEL
Before: ___2___ After: ___2___ this Construction   *(1 being demoed)*

(1) ADDRESS _565 1/2 Rio Linda Lane_

USE OF EXISTING BUILDINGS _day care_

(1) TELEPHONE _255-1198_

DESCRIPTION OF WORK & INTENDED USE _Storage Shed_

(2) APPLICANT _Same_

TYPE OF HOME PROPOSED:

(2) ADDRESS _____

_____ Site Built   _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)

(2) TELEPHONE _____

_X_ Other (please specify) _Shed only_

REQUIRED: One plot plan, on 8 ½" 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)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES_____ NO _X_

Side _5'_ from PL, Rear _10'_ from PL

Parking Req'mt _no change_

Maximum Height _35'_

Special Conditions _____

CENSUS _6_ TRAFFIC _30_ ANNX# _____

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 _Carl Watatt_   Date _7/25/02_

Department Approval _Ronnie Edwards_   Date _7/25/02_

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. _No Chg in use_
Utility Accounting _Marshall Cale_		Date _7/26/02_	

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)*