

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 84335



Your Bridge to a Better Community

5474-22783

BLDG ADDRESS 2039 F³/₄ Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 192

TAX SCHEDULE NO. 2947-152-30-010 SQ. FT. OF EXISTING BLDGS ~~1990~~ 1,810

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1992~~ 2,174
Billings 2 Block, Lot 5

FILING BLK LOT

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

(1) OWNER Robert E. Shirley

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: this Construction

(1) ADDRESS

USE OF EXISTING BUILDINGS Resident

(1) TELEPHONE 970-255-6846

DESCRIPTION OF WORK & INTENDED USE Patio-Cover

(2) APPLICANT

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify)

(2) ADDRESS

(2) TELEPHONE

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 PD

Maximum coverage of lot by structures

SETBACKS: Front from property line (PL)
 or from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 3' from PL, Rear 3' from PL

Parking Req'mt

Maximum Height

Special Conditions

CENSUS 1402 TRAFFIC 89 ANNEX#

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 Robert E. Shirley

Date 5-1-02

Department Approval Pat Bushman

Date 5-1-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O NO <u>patio only</u>
Utility Accounting	<u>Patricia Kanner</u>		Date <u>5-7-02</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)

14' MULTI PURPOSE EASEMENT

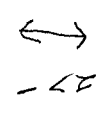
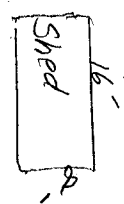
S-1-D-2

130.68

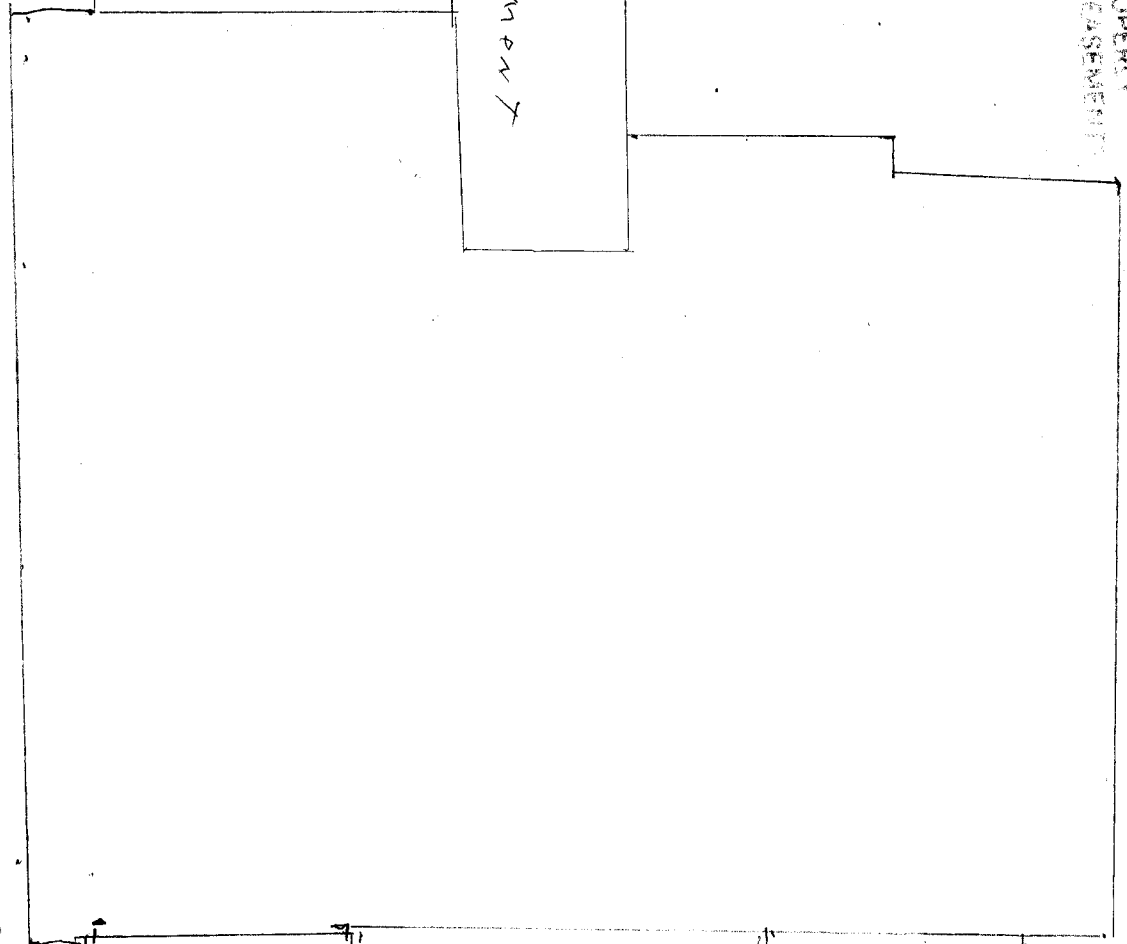
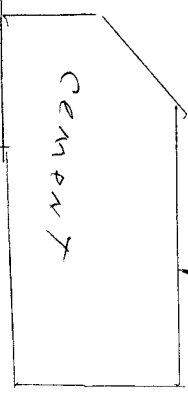
FENCE

ACCEPTED
ANY CHANGE OR SETBACKS MUST BE
APPROVED BY CITY PLANNING
DEPARTMENT AND ADJUDANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND SETBACKS MUST BE
THE RESPONSIBILITY OF THE
PROPERTY OWNER

Pat Buchanan



Cement
Driveway



Proposed patio cover

Cement

Cement

Cement



Fence

108.76

128.53

Fence

