

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. 85049



Your Bridge to a Better Community

BLDG ADDRESS 1405 Grand ave SQ. FT. OF PROPOSED BLDGS/ADDITION 616
 TAX SCHEDULE NO. 2945-133-02-001 SQ. FT. OF EXISTING BLDGS 1420 D
 SUBDIVISION Keith Addition TOTAL SQ. FT. OF EXISTING & PROPOSED 2036
 FILING _____ BLK _____ LOT 142 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER Thomas Palmiere NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 1405 Grand Ave USE OF EXISTING BUILDINGS Storage
 (1) TELEPHONE 242 8886 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ 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-8 Maximum coverage of lot by structures 70%
 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 10' 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 Thomas Palmiere Date 8/28/02
 Department Approval Gaylen Henderson Date 8-29-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>8/29/02</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)

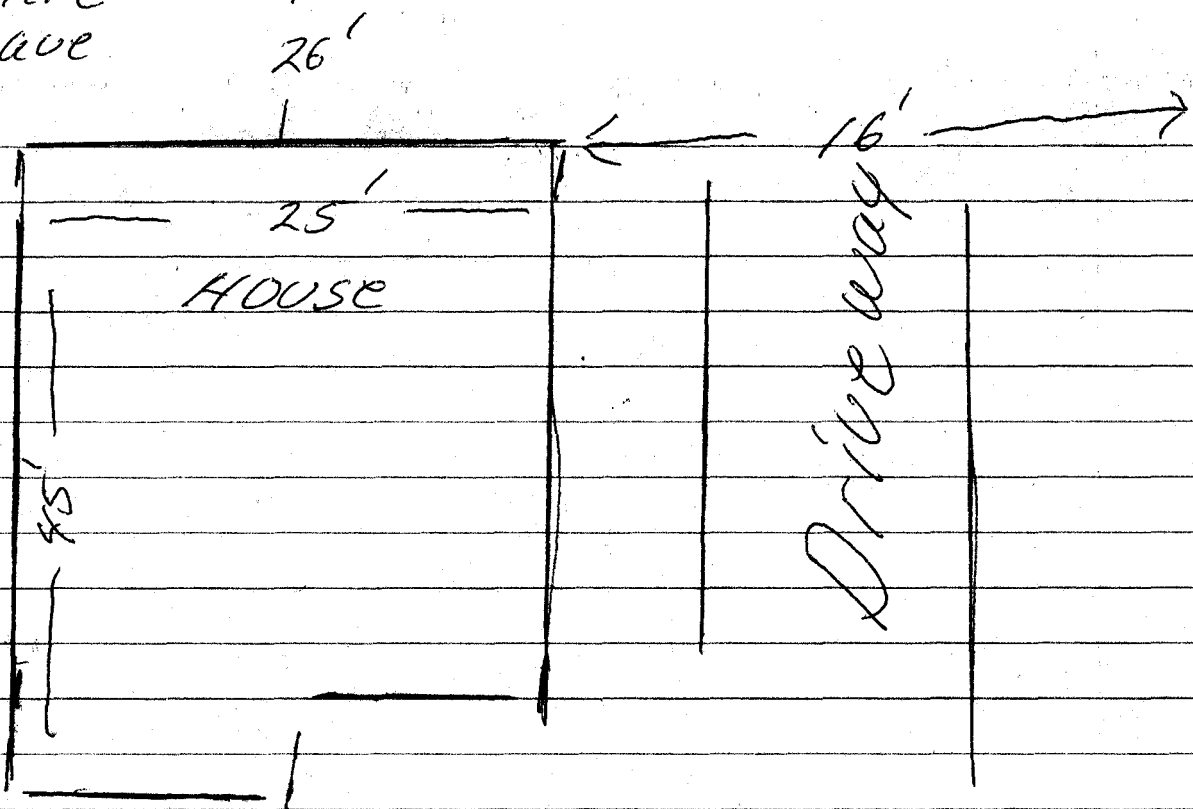
Sidewalk

Grand Ave

Thomas Palmiere
1405 Grand Ave
242 8886

Sidewalk

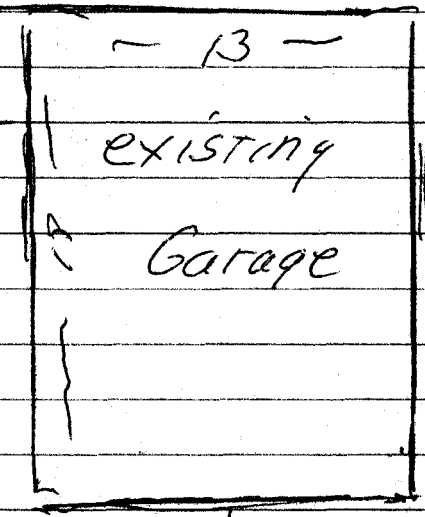
14th Street



8-29-02

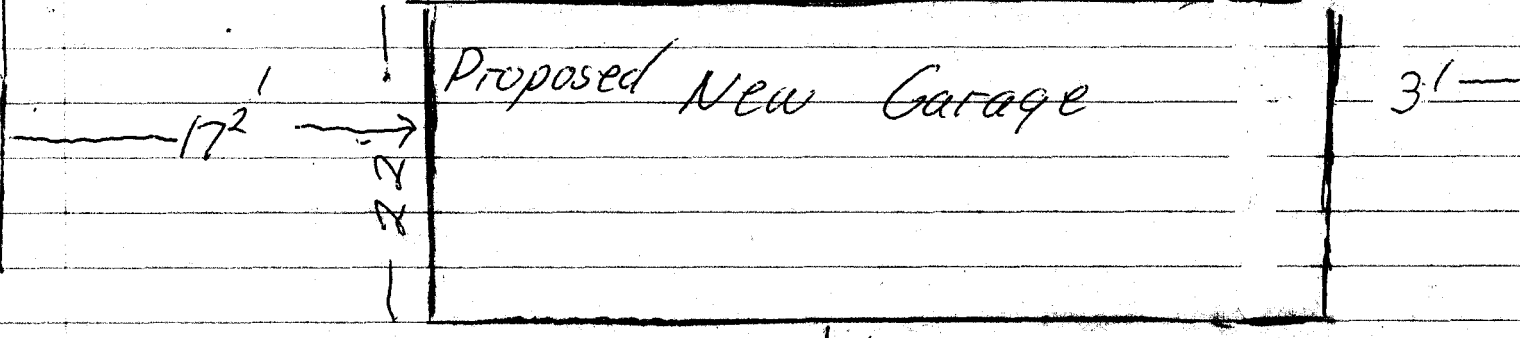
Stanley He Jones
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

29.5'



existing
Garage

28' 9.5'



Proposed New Garage

20'

Alley