

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 83176



Your Bridge to a Better Community

49066-2090  
 BLDG ADDRESS 1821 Grand Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 324  
 TAX SCHEDULE NO. 2945-133-01-008 SQ. FT. OF EXISTING BLDGS Home approx 1200 ft.  
 SUBDIVISION East Main St. Add TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
East Main St.  
 FILING \_\_\_\_\_ BLK 3 LOT 8  
 NO. OF DWELLING UNITS:  
 Before: 1 After: \_\_\_\_\_ this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction  
 (1) OWNER Kevin Costello  
 (1) ADDRESS 2878 Kathy Jo Lane  
 (1) TELEPHONE 245-8575  
 (2) APPLICANT Gerald Murphy  
 (2) ADDRESS 480 E. Niagara Circle  
 (2) TELEPHONE 245-4931  
 USE OF EXISTING BUILDINGS Single Family Res.  
 DESCRIPTION OF WORK & INTENDED USE Build 10x18 Shed  
 TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 Other (please specify) Shed Steel Frame

**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) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL, Rear 5' from PL Parking Req'mt 2  
 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 Gerald Murphy Date 2-8-02  
 Department Approval C. Faye Wilson Date 2/8/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <input checked="" type="checkbox"/>
Utility Accounting	<u>Kate Osberry</u>	Date	<u>2/8/02</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)

1821

Grand Ave N.

50' Front

Driveway

25' +

Existing Home

5' +

2/8/02  
 C. Fay Wilson  
 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.

110'

40' +

Proposed  
18x18 Shed

3'

5'

Existing Fence

Existing gate in Fence

Alley