

FEE \$ <u>10.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. <u>87054</u>



Your Bridge to a Better Community

52292-325-3

BLDG ADDRESS 212 Hill Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 528

TAX SCHEDULE NO. 2945-142-14-015 SQ. FT. OF EXISTING BLDGS 1133

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1441

FILING _____ BLK 13 LOT 29ⁱ30 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Judith Ann Hilty NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS above - PO Box 125
81502 USE OF EXISTING BUILDINGS garage

(1) TELEPHONE 256 1809 DESCRIPTION OF WORK & INTENDED USE frame garage to store cars & tools

(2) APPLICANT same 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 RME-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X 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 _____ 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 Judith Ann Hilty Date 11-7-02

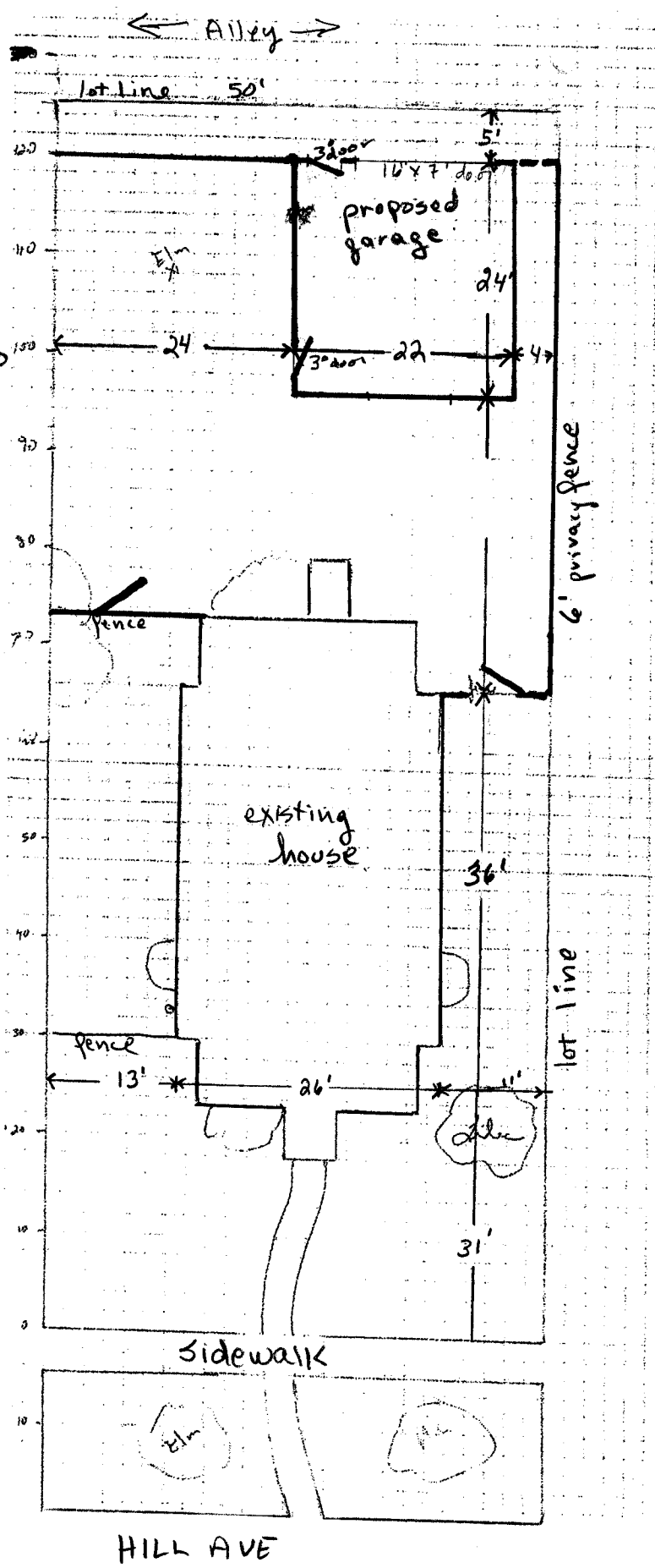
Department Approval [Signature] Date 11-7-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No chg in the</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/7/02</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)

Block 13, Lots 29 & 30
 212 HILL AVE
 for Judith Ann Hilty



ACCEPTED *Michele Wagner* 11/7/02
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.