

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

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

BLDG PERMIT NO. 84451



Your Bridge to a Better Community

BLDG ADDRESS 327 Hill Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 588.06
 TAX SCHEDULE NO. 2945-142-22-005 SQ. FT. OF EXISTING BLDGS 896 sq ft
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1484.06
 FILING _____ BLK 36 LOT 829 NO. OF DWELLING UNITS:
 Before: 2 After: 2 this Construction
 (1) OWNER Mervitt & Susan Sixbey NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 2337 Promontory Court USE OF EXISTING BUILDINGS Res.
 (1) TELEPHONE 241-5164-261-1463 DESCRIPTION OF WORK & INTENDED USE Build New Garage
 (2) APPLICANT Mervitt Sixbey That Burned Down
 (2) ADDRESS 2337 Promontory Court TYPE OF HOME PROPOSED:
 (2) TELEPHONE 241-5164-261-1463 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) metal Garage Building

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 X NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' 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 [Signature] Date 5-7-02
 Department Approval Dayleen Anderson Date 5-8-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/8/02</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)

North
West 4 East
South

Hill ADE

