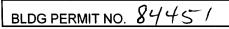
FEE\$	10.00
TCP\$	0
SIF \$	20

## **PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

Community Development Department





Your Bridge to a Better Community

BLDG ADDRESS 327 Hill Ave	SQ. FT. OF PROPOSED BLDGS/ADDITION	
TAX SCHEDULE NO. 2945-142-22-005	SQ. FT. OF EXISTING BLDGS 896 5, 44	
SUBDIVISION	TOTAL SQ. FT. OF EXISTING & PROPOSED 1484.04	
	Before: 2 After: 2 this Construction  USE OF EXISTING BUILDINGS Res.  DESCRIPTION OF WORK & INTENDED USE Build New Grants  THET Reserved Down  TYPE OF HOME PROPOSED:  Site Built Manufactured Home (UBC)  Manufactured Home (HUD)  Other (please specify) Inctal Games Builty  all existing & proposed structure location(s), parking, setbacks to all	
	ocation & width & all easements & rights-of-way which abut the parcel.	
™ THIS SECTION TO BE COMPLETED BY C	COMMUNITY DEVELOPMENT DEPARTMENT STAFF 🐿	
ZONE RMF-8	Maximum coverage of lot by structures	
SETBACKS: Front 20 from property line (PL or from center of ROW, whichever is greater  Side 5 from PL, Rear 25 from  Maximum Height 35		
Waximan Fleight	CENSUS TRAFFIC ANNX#	
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 Date 5-7-0 2  Department Approval Date 5-02		
Additional water and/or sewer tap fee(s) are required:	YES NO W/O No	
Utility Accounting	Date 5/8/02	
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)		
(White: Planning) (Yellow: Customer) (Pl	ink: Building Department) (Goldenrod: Utility Accounting)	

ACCEPTED Dayley Londons

ACCEPTED Dayley Londons

INY CHANGE OF SETBACKS MUST BE

2280 VED BY THE CITY PLANNING

2380 VED BY THE CITY PLANNING

2590 NSIBILITY TO PROPERLY

OCATE AND IDENTIFY EASEMENTS

AND PROPERTY LINES.