

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

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 1040 Hill ave. SQ. FT. OF PROPOSED BLDGS/ADDITION deck 400ft²
TAX SCHEDULE NO. 2945-141-17-013 SQ. FT. OF EXISTING BLDGS 1200ft²
SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1600ft²
FILING _____ BLK 24 LOT 2423 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER D. Reed Sather NO. OF BUILDINGS ON PARCEL
Before: 3 After: 3 this Construction
(1) ADDRESS 1040 Hill ave USE OF EXISTING BUILDINGS garages/house
(1) TELEPHONE 255-8321 DESCRIPTION OF WORK & INTENDED USE deck
(2) APPLICANT same as above TYPE OF HOME PROPOSED:
(2) ADDRESS _____ Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) Other (please specify) _____
(2) TELEPHONE _____

PAY
SEP 05 2002

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 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater
Side 5/3 from PL, Rear 10/5 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).

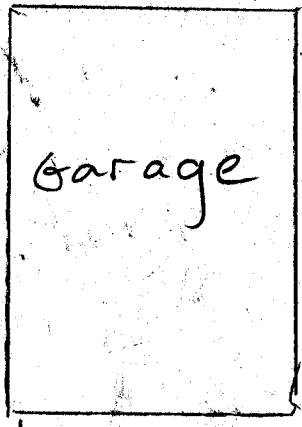
Applicant Signature Reed Sather Date 9/5/02
Department Approval Pat Bushman Date 9-5-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>(Bensley)</u>		Date <u>9/5/02</u>

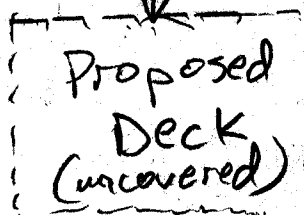
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

50 1/4'

23'



Garage



Proposed Deck (uncovered)

18'



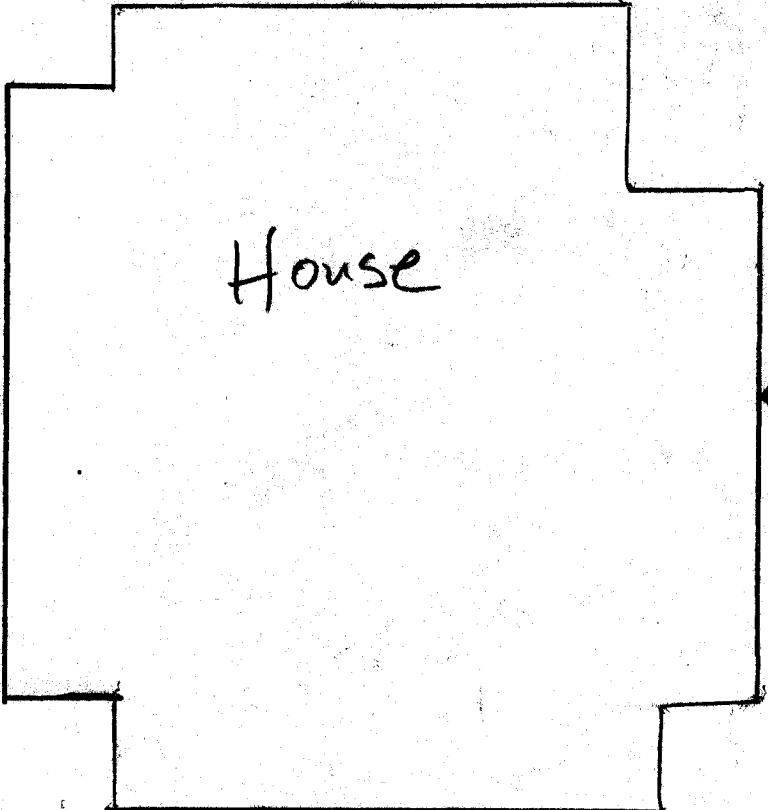
21'

Proposed deck (uncovered)

14'

125'

Drive-way



House

3'

ACCEPTED *Pat Bushman*
ANY CHANGE OF SETBACKS MUST
APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENT
AND PROPERTY LINES 9-5-02