

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

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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

66786-36158

BLDG ADDRESS 3510 Hollow Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 128 Sq Ft.

TAX SCHEDULE NO. 2945-014-51-004 SQ. FT. OF EXISTING BLDGS 2150

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

FILING 4 BLK 2 LOT 4 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER Gene Leblerman NO. OF BUILDINGS ON PARCEL
Before: 1 After: 2 this Construction

(1) ADDRESS 3510 Hollow Ct. G.I. USE OF EXISTING BUILDINGS Home + Utility shed

(1) TELEPHONE 245-6225 DESCRIPTION OF WORK & INTENDED USE Small Utility shed - same roofing same color of home

(2) APPLICANT Gene Leblerman TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 3510 Hollow Ct. G.I.

(2) TELEPHONE 245-6225

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt _____

Maximum Height _____ Special Conditions _____

CENSUS 10 TRAFFIC 21 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 Gene Leblerman Date 1-7-2002

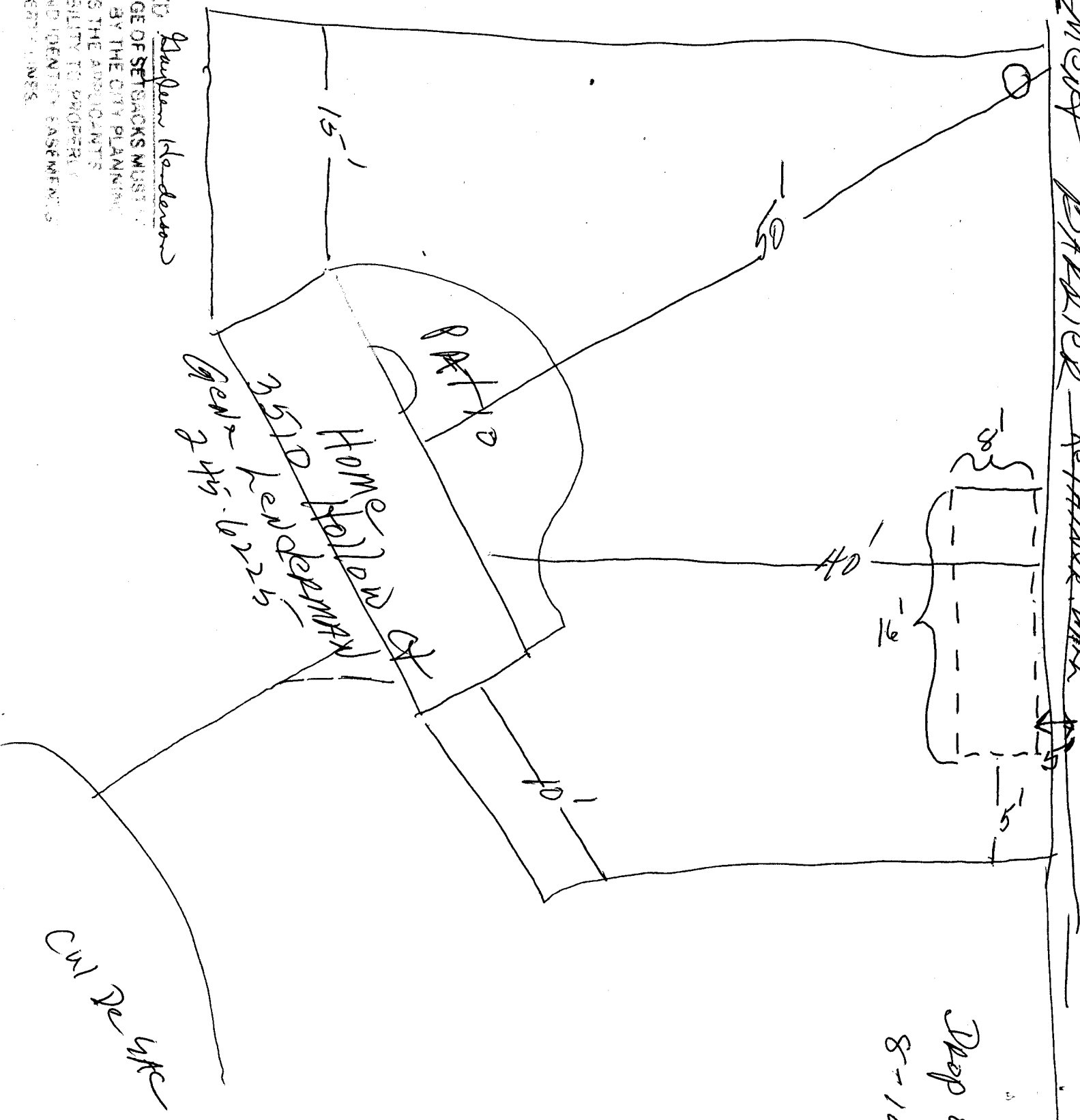
Department Approval Gayleen Henderson Date 1-7-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u># 36158</u>
Utility Accounting	<u>Kate Elsberry</u>	Date <u>1/7/02</u>	<u>Existing Perm</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)

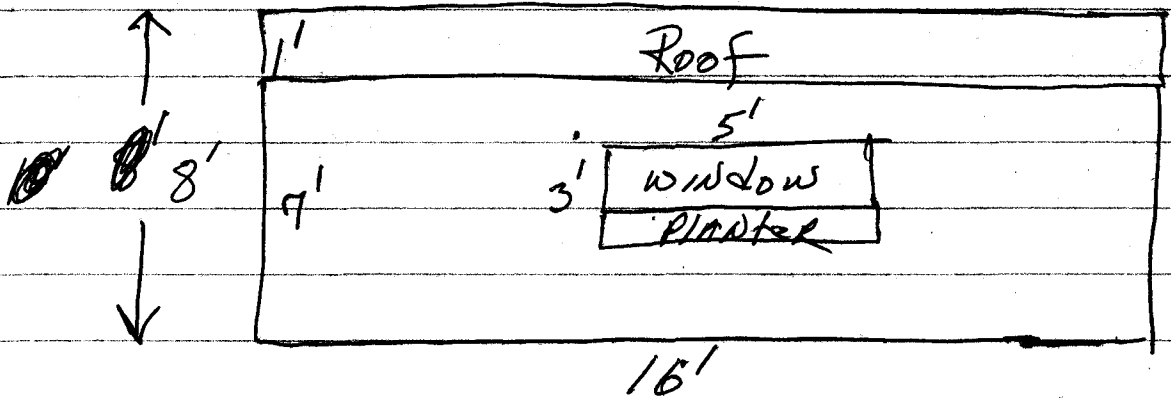
Cement Barrier Retainer Wall
8" Thick



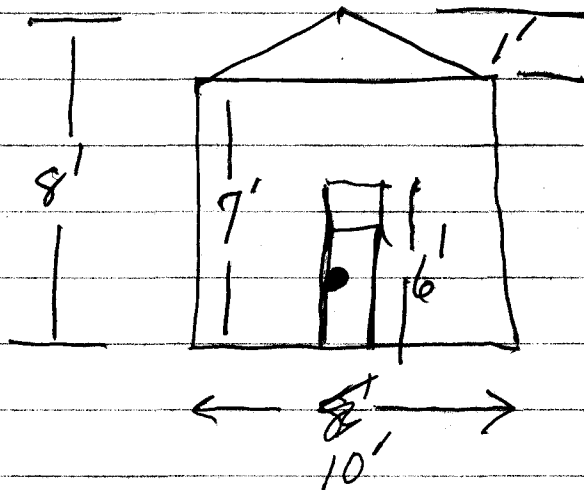
1-7-02
ACCEPTED *Barbara Henderson*

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.

Cul De Sac



16'
8'



Filing #4

Gene Lenderman
3510 Hollow Ct
81506
GJ

1-7-02
ACCEPTED
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APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
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STATE AND IDENTIFY EASEMENTS

245-6225

Utility Shed