

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

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

BLDG PERMIT NO. 85428



Your Bridge to a Better Community

BLDG ADDRESS 1610 Maple Ct.
 TAX SCHEDULE NO. 2945-104-12-008
 SUBDIVISION West Lake Park
 FILING _____ BLK 5 LOT 8
 (1) OWNER Brien Mallon
 (1) ADDRESS 1610 Maple Ct.
 (1) TELEPHONE 970-263-9881
 (2) APPLICANT " "
 (2) ADDRESS " "
 (2) TELEPHONE " "

SQ. FT. OF PROPOSED BLDGS/ADDITION 124
 SQ. FT. OF EXISTING BLDGS 744
 TOTAL SQ. FT. OF EXISTING & PROPOSED 868 +

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

USE OF EXISTING BUILDINGS Home garage
 DESCRIPTION OF WORK & INTENDED USE addition on home

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) addition on Ranch

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
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 70%
 Permanent Foundation Required: YES NO
 Parking Req'mt 2
 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 Brien Mallon Date 7/12/02
 Department Approval Chapman Date 7/12/02

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>Adams</u>	Date <u>7.12.02</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)

Maple Ct. N

Caldasack

(Street)



Setback walk

Drive way

Front
porch

House

16'0" Deck

Foot
Cure Line

Garage

87

7/12/02

P. Jay Wilson

ACCEPTED
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

Proposed
Addition

12'

12'

51

Property line

Property line

av 7/12/02