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

BLDG PERMIT NO. 85793



Your Bridge to a Better Community

55744-4427
 BLDG ADDRESS 240 Mesa SQ. FT. OF PROPOSED BLDGS/ADDITION 944
 TAX SCHEDULE NO. 2945-113-02-018 SQ. FT. OF EXISTING BLDGS 1550
 SUBDIVISION Sherwood Addition TOTAL SQ. FT. OF EXISTING & PROPOSED 2494
 FILING _____ BLK 4 LOT 20 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Kirk & Jill Henwood NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 240 Mesa USE OF EXISTING BUILDINGS Dwelling
 (1) TELEPHONE 257-0761 DESCRIPTION OF WORK & INTENDED USE Garage/office
 (2) APPLICANT Rock Const. Addition
 (2) ADDRESS 1025 Glenwood Av. TYPE OF HOME PROPOSED:
 (2) TELEPHONE 260-2527 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES 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 _____ 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 Paul Bunker Date Aug 8, 2002
 Department Approval Wishu Magon Date 8/9/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	PART OF EXISTING SEWER <u>ADD ON</u>		Date <u>8/9/02</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)

ACCEPTED *Misha Pragn* 8/9/02
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

