

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 42979



Your Bridge to a Better Community

Handwritten initials

39501-12538

BLDG ADDRESS 2751 Olson Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 768

TAX SCHEDULE NO. 2945-244-00-140 SQ. FT. OF EXISTING BLDGS 875
VR 2002

SUBDIVISION not in sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1643

township FILING 151W see 24 BLK 24 LOT _____

(1) OWNER Martin & Cynthia Reid

(1) ADDRESS 2751 Olson Ave

(1) TELEPHONE 242 7974

(2) APPLICANT Martin & Cynthia Reid

(2) ADDRESS 2751 Olson Ave

(2) TELEPHONE 242-7974

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

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

USE OF EXISTING BUILDINGS Home

DESCRIPTION OF WORK & INTENDED USE Build Building/Storage

TYPE OF HOME PROPOSED:
 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-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20' 1/2" from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 5' 1/3" from PL, Rear 10' 1/5" from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 12 TRAFFIC 80 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 Martin Reid Cynthia Reid Date 1-16-02

Department Approval C. Faye Gibson Date 1/23/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>existing</u>
Utility Accounting	<u>Kate Elsberry</u>	Date	<u>1/23/02</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)

P. Line

5 feet ← 60' →

→ 3 feet

Storage Building

16' Door

24'

29'

Man Door

BE

1123102

C. Jaye 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

55'

Back

P. Line

← 170' →

P. Line

House

Car port

Front

sidewalk

Parking Drive way

14'

2751 OLSON AVE