

FEE \$	<u>5.00</u>
TCP \$	<u>0</u>
SIF \$	<u>0</u>

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

BLDG PERMIT NO. 85831



Your Bridge to a Better Community

ac

BLDG ADDRESS 2101 Patterson SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-121-31-008 SQ. FT. OF EXISTING BLDGS 12,000

SUBDIVISION North East Christian Church Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER Tall Pines Inc. Before: 1 After: 1 this Construction

(1) ADDRESS P.O. B 2991 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 245-1234 Before: _____ After: _____ this Construction

(2) APPLICANT Dick Jones USE OF EXISTING BUILDINGS APT.

(2) ADDRESS 2475 H. Rd. N.W. DESCRIPTION OF WORK & INTENDED USE Sheet Rock

(2) TELEPHONE 245-8299 TYPE OF HOME PROPOSED: No move!

_____ 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 _____

SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____

or _____ from center of ROW, whichever is greater

Side _____ from PL, Rear _____ from PL

Maximum Height _____

Parking Req'mt _____

Special Conditions demo only - partial

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 Dick Jones Date 8-13-02

Department Approval Dayleen Henderson Date 8-13-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>8/13/02</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)