

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

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

BLDG PERMIT NO. 85710

ae



Your Bridge to a Better Community

BLDG ADDRESS 2710 PATTERSON RD. SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-013-00-053 SQ. FT. OF EXISTING BLDGS 1500

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2300

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

(1) OWNER JEFF CRANDEN NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2710 PATTERSON RD. USE OF EXISTING BUILDINGS HOME

(1) TELEPHONE (970) 241-6307 DESCRIPTION OF WORK & INTENDED USE 16'x21'3" ADDITION TO GARAGE

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

(2) ADDRESS _____

(2) TELEPHONE 257 1160 office

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 R-0 Maximum coverage of lot by structures 0%

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 10' from PL Parking Req'mt 2

Maximum Height 35' 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 Jeff Crandall Date 7.22.2002

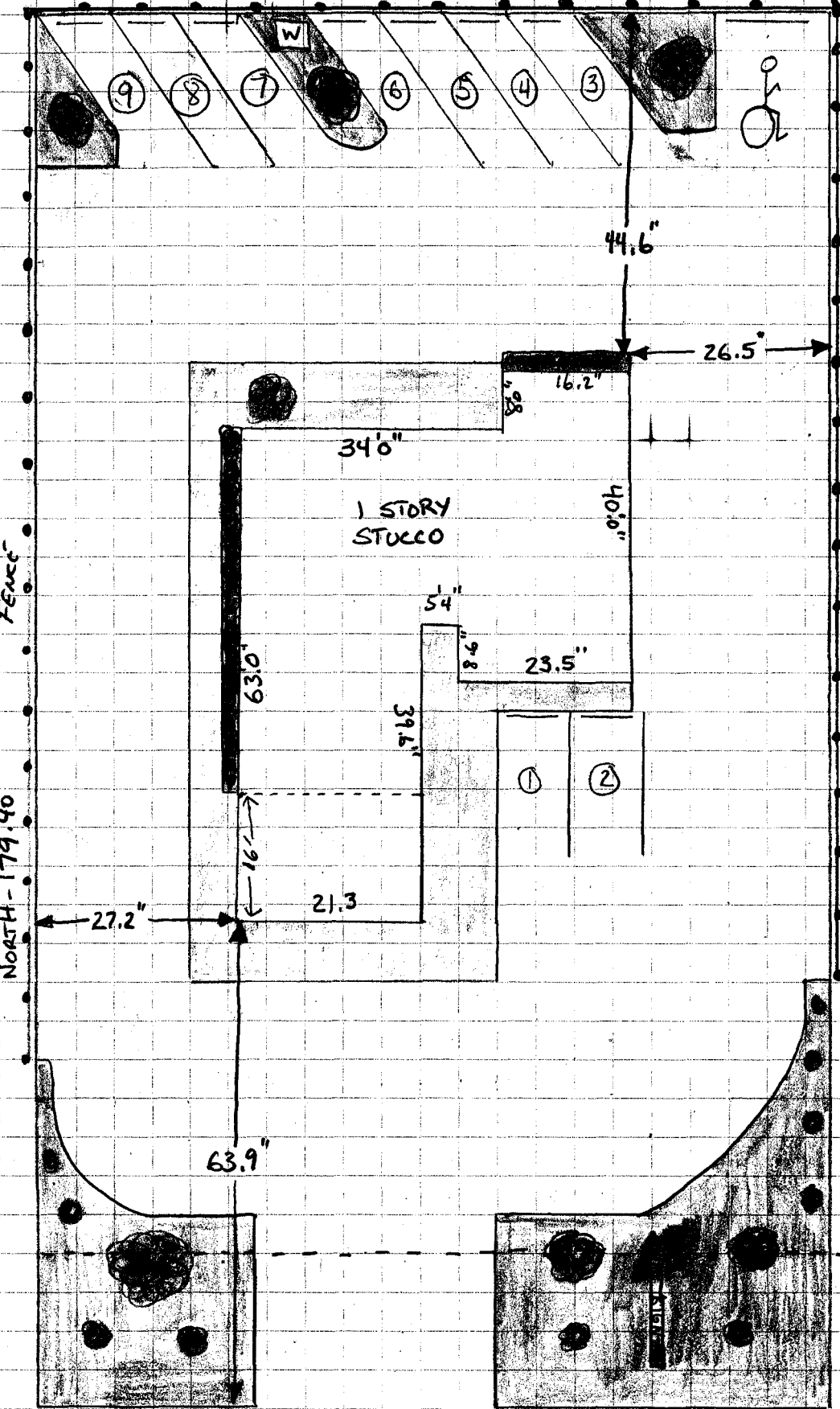
Department Approval Gayle Henderson Date 7-25-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Tracy</u>	Date <u>7/25/02</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)

FENCE EAST - 103.88







7-25-02
 ACCEPTED *Gayle Anderson*
 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.

FENCE

SOUTH - 179.40

WEST - 103.88

20' ROW UTILITY
 ESMT BK1106 PG145

-  CONCRETE
-  TREES/SHRUBS
-  GROUND COVER
-  FENCE