

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 84887



Your Bridge to a Better Community

BLDG ADDRESS 2972 N. Rowlin SQ. FT. OF PROPOSED BLDGS/ADDITION 287
TAX SCHEDULE NO. 2943-081-28-003 SQ. FT. OF EXISTING BLDGS 1445
SUBDIVISION Cody TOTAL SQ. FT. OF EXISTING & PROPOSED 1732
FILING 1 BLK 4 LOT 3 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER Norma P. Pitzer NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction
(1) ADDRESS 2972 N. Rowlin USE OF EXISTING BUILDINGS Res
(1) TELEPHONE 745-3532 DESCRIPTION OF WORK & INTENDED USE Family Room
(2) APPLICANT David Painter TYPE OF HOME PROPOSED:
(2) ADDRESS 190 Rosalie Dr. Site Built Manufactured Home (UBC)
(2) TELEPHONE 99-681503 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 PD Maximum coverage of lot by structures _____
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 _____
Maximum Height _____ Special Conditions ACC Approval required.
CENSUS 11 TRAFFIC 50 ANNX# _____

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 David Painter Date 6-5-02
Department Approval Pat Bushman Date 6-5-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>4/5/02</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)