

FEE \$	10.00
TCP \$	500.00
SIF \$	222.50

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

BLDG PERMIT NO. 82813



Your Bridge to a Better Community

BLDG ADDRESS 1500 ROOD AVENUE SQ. FT. OF PROPOSED BLDGS/ADDITION 1300^{sq}

TAX SCHEDULE NO. 2945-133-25-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION EAST MAIN ST. TOTAL SQ. FT. OF EXISTING & PROPOSED 1300^{sq}
 LOTA, GRASER REPLAT SEC 13, 1S, 1W
 FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS SINGLE FAMILY RESIDENCE

DESCRIPTION OF WORK & INTENDED USE _____

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

(1) OWNER FLANAGAN, NICK & FARA

(1) ADDRESS 2372 J Rd, GT CO

(1) TELEPHONE 250-7244

(2) APPLICANT SAME

(2) ADDRESS _____

(2) TELEPHONE _____

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' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Permanent Foundation Required: YES X NO _____

Side 5' from PL, Rear 10' from PL
 Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 8 TRAFFIC 35 ANNEX# _____

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).

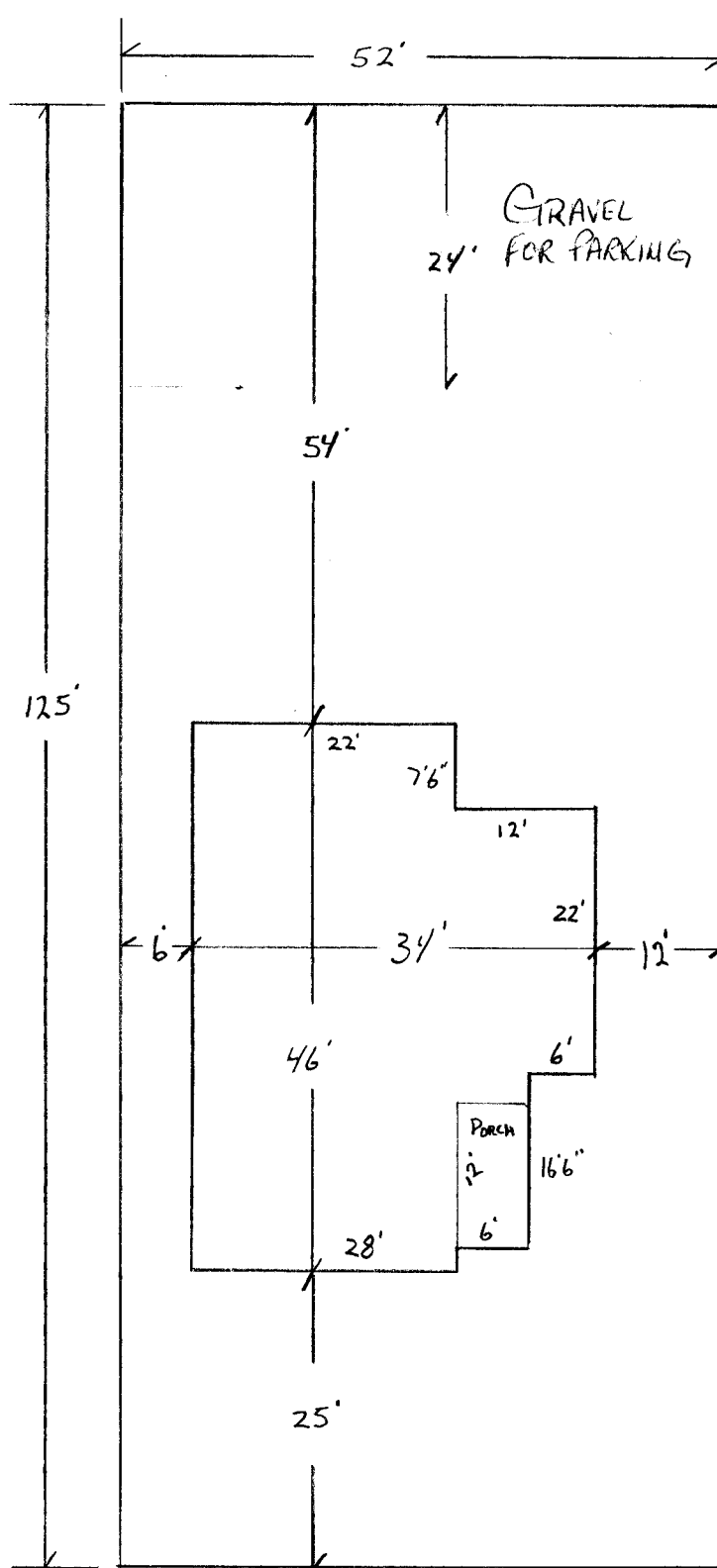
Applicant Signature [Signature] Date 10/14/02

Department Approval [Signature] Date 10/17/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15397</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/17/02</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)



1500 ROAD AVE



ols
 ul
 10/16/02

ROAD AVE

ACCEPTED *Wendy Spurr*
 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.