

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

# PLANNING CLEARANCE

BLDG PERMIT NO. 84502

(Single Family Residential and Accessory Structures)  
**Community Development Department**



Your Bridge to a Better Community

729 1/2 North Valley de  
 BLDG ADDRESS ~~725 1/2 North Valley de~~ SQ. FT. OF PROPOSED BLDGS/ADDITION 140 sq ft  
 TAX SCHEDULE NO. 02701-334-27-005 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION North Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 1813  
 FILING 3 BLK 3 LOT 5 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) OWNER Weaver USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) ADDRESS 729 1/2 North Valley DESCRIPTION OF WORK & INTENDED USE Covered Patio  
 (1) TELEPHONE 248-3648 TYPE OF HOME PROPOSED:  
 (2) APPLICANT L.B. Development \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) ADDRESS 531.5 Placerville \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 234-9000  Other (please specify) Screen Porch

**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 RME-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5/3 from PL, Rear 15/5 from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 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 Larry K Black Date 5-7-02  
 Department Approval Dayle Henderson Date 5-7-02

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>5/7/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Daylen Henderson* 5-7-02  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

*Easement 15'*

