

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2511 Winter Green Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 140

TAX SCHEDULE NO. 2945-014-20-017 SQ. FT. OF EXISTING BLDGS 1596

SUBDIVISION Spring Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 1636

FILING _____ BLK _____ LOT _____

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

NO. OF BUILDINGS ON PARCEL
Before: 1 After: 2 this Construction

(1) OWNER Tony Azzam

(1) ADDRESS _____

(1) TELEPHONE 243-1241

(2) APPLICANT _____

(2) ADDRESS _____

(2) TELEPHONE _____

USE OF EXISTING BUILDINGS None

DESCRIPTION OF WORK & INTENDED USE Shed

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

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-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO
or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 10 TRAFFIC 21 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 10/15/02

Department Approval [Signature] Date 10/15/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. no chg in use
Utility Accounting	<u>[Signature]</u>		Date <u>10/15/02</u>

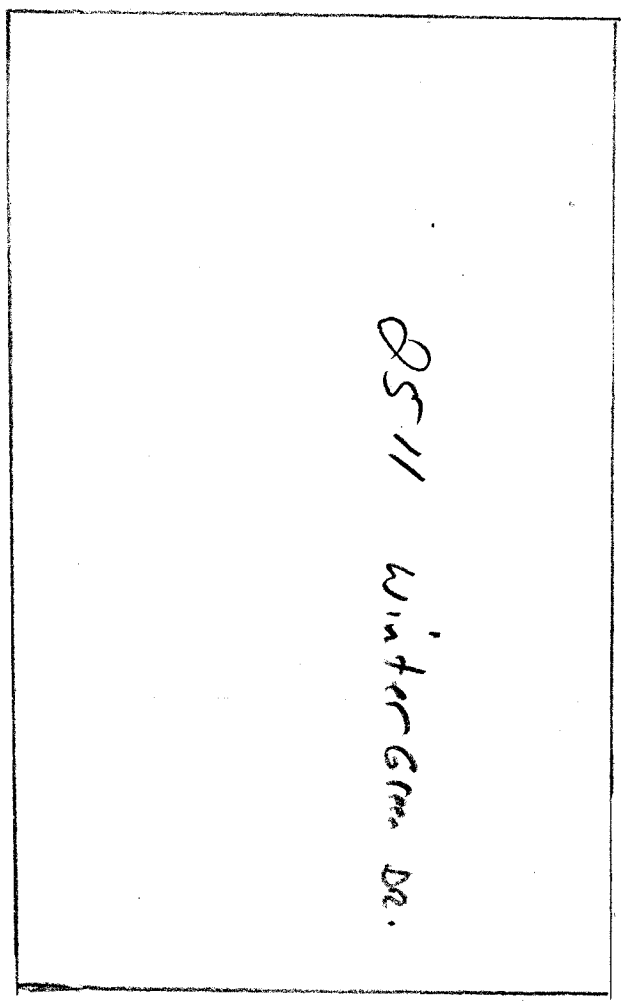
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

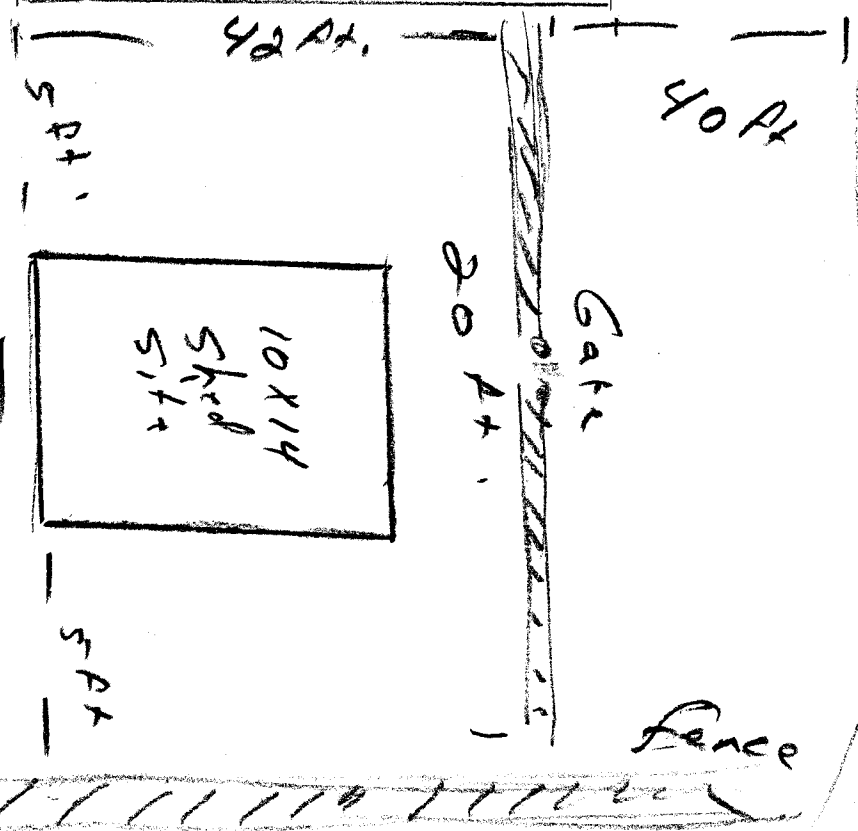
ACCEPTED Alaska Design 10/17/12

BY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. APPLICANTS
ARE RESPONSIBLE TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND EASEMENTS.

Back yard



Winter Green



70'