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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | None |
| SIF \$ | None |

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 657-26 Rd, GJ 81506
 TAX SCHEDULE NO. Parcel # 294503100044
 SUBDIVISION _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 1800 SF
 SQ. FT. OF EXISTING BLDGS 2296
 TOTAL SQ. FT. OF EXISTING & PROPOSED 4696

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

(1) OWNER Chad/Tinamarie Mahlum

USE OF EXISTING BUILDINGS Barn house

(1) ADDRESS 657-26 Rd

DESCRIPTION OF WORK & INTENDED USE Shop bldg w/ home office room

(1) TELEPHONE 255-8008

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

(2) APPLICANT Chad/Tinamarie Mahlum

(2) ADDRESS 657-26 Rd

(2) TELEPHONE 255-8008

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 RSF-1
 SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 10' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 20%
 Permanent Foundation Required: YES _____ NO X
 Parking Req'mt 2
 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 Chad Mahlum Date 12-8-03
 Department Approval [Signature] Date 12/8/03

| | | | |
|--|-----------------|--|------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>NO chg in use</u> |
| Utility Accounting | <u>CM arbut</u> | Date | <u>12/10/03</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)

