

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. 89898



Your Bridge to a Better Community

BLDG ADDRESS 516 28 1/2 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 624

TAX SCHEDULE NO. 2943-074-13-009 SQ. FT. OF EXISTING BLDGS 950

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1574

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER EPPIE MARTINEZ NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

(1) ADDRESS 516 28 1/2 Rd USE OF EXISTING BUILDINGS SINGLE FAMILY + SHED

(1) TELEPHONE 243-1441 DESCRIPTION OF WORK & INTENDED USE 24'x26' GARAGE (DETACHED)

(2) APPLICANT LEITER CONSTR, INC TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 355 25 1/4 Road, GdJct

(2) TELEPHONE 242-3571

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 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 _____ TRAFFIC _____ 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 Keith Leiter Date 6-11-03

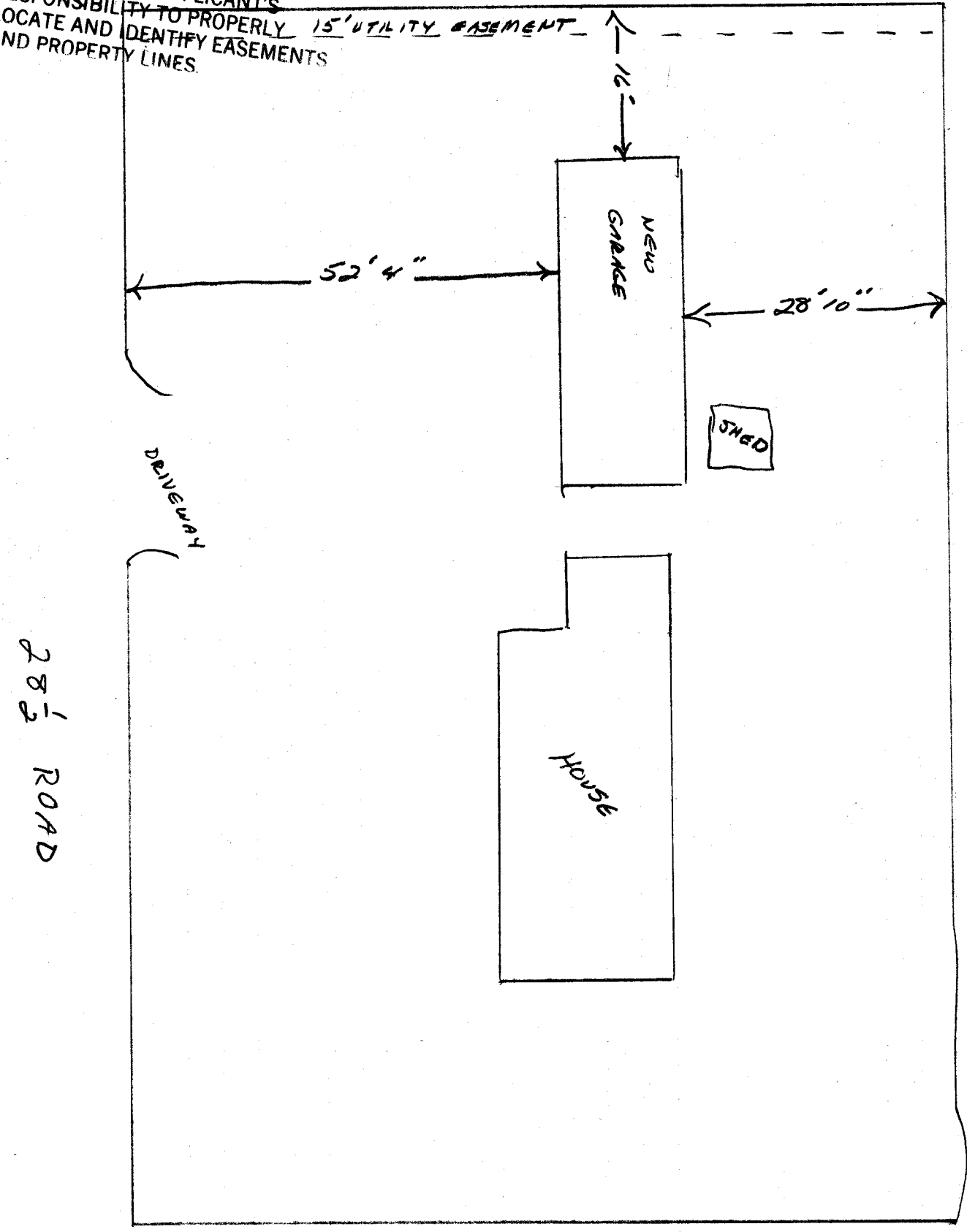
Department Approval Misha Mager Date 6/11/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no change</u>
Utility Accounting	<u>Marshall</u>		Date <u>6/11/03</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 *Alisa Page 4/11/03*
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.



28 1/2 ROAD

Burling AVE