

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. None



Your Bridge to a Better Community

72362-9765
 BLDG ADDRESS 2009 BARBERY SQ. FT. OF PROPOSED BLDGS/ADDITION 200

TAX SCHEDULE NO. 2945-014-12-016 SQ. FT. OF EXISTING BLDGS 1200

SUBDIVISION Spring Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 1400 sq ft.

FILING # 2 BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER DEB DOLAN Before: _____ After: _____ this Construction

(1) ADDRESS 2009 BARBERY NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE _____ Before: _____ After: _____ this Construction

(2) APPLICANT Jim Curtis USE OF EXISTING BUILDINGS _____

(2) ADDRESS 3036 D 1/2 rd DESCRIPTION OF WORK & INTENDED USE Patio Cover

(2) TELEPHONE 250-8021 TYPE OF HOME PROPOSED:

- _____ Site Built _____ Manufactured Home (UBC)
- _____ Manufactured Home (HUD)
- _____ Other (please specify) _____

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-S 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 25'/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 Jim Curtis Date 5-1-03
 Department Approval Gayleen Henderson Date 5-1-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>at individual</u>		Date <u>5-1-03</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)

Fence EAST

5-1-03
ACCEPTED Dayle Henderson
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.

11'7"

GARAGE

29'3"

50'7"

BARBERY North

SIDE WALK

34'8"

20'

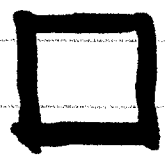
South Fence

PATIO

Back Door

Front Door

2009
BARBERY
DEB
Dolan
7/10 acre



31'9"

Applewood
SIDEWALK West