

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

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

BLDG PERMIT NO. 88780



Your Bridge to a Better Community

BLDG ADDRESS 2901 F 1/2 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 340 sqft.
 TAX SCHEDULE NO. 2943-053-23-016 SQ. FT. OF EXISTING BLDGS 1472
 SUBDIVISION North Meadow TOTAL SQ. FT. OF EXISTING & PROPOSED 1812
 FILING _____ BLK _____ LOT 16 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Karen + David Green NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 4 this Construction
 (1) ADDRESS 2901 F 1/2 Rd USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE (970) 434-8025 DESCRIPTION OF WORK & INTENDED USE Sheds + Kiln
 (2) APPLICANT Karen Galvan Green TYPE OF HOME PROPOSED:
 (2) ADDRESS 2901 F 1/2 Rd Site Built Manufactured Home (UBC)
 (2) TELEPHONE (970) 434-8025 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-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 25/5' from PL Parking Req'mt _____
 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 Karen Galvan Green Date 2-28-03
 Department Approval Gayleen Henderson Date 3-28-03

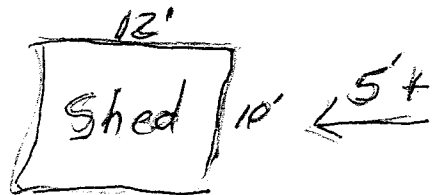
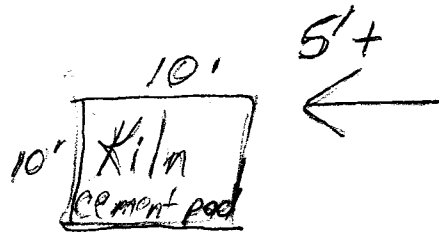
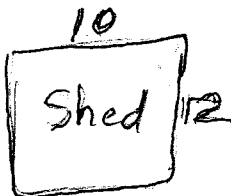
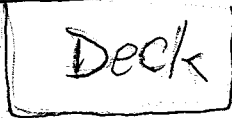
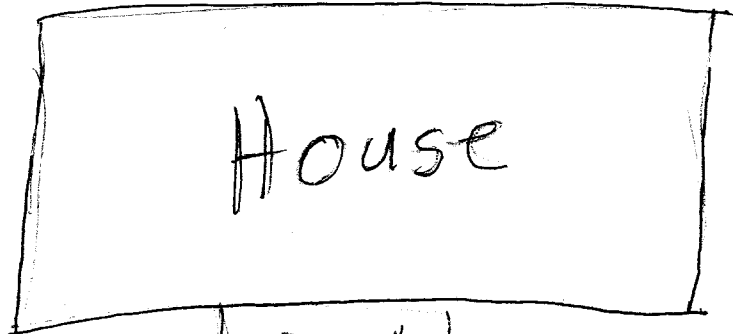
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Kate Elseny</u>		Date <u>3/28/03</u>

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)

F 1/2 Rd

29 Rd



East

South



3-28-03 Gayleen Anderson
ACCEPTED
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.