

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 88019



Your Bridge to a Better Community

19535-12511

BLDG ADDRESS 309 Hopi SQ. FT. OF PROPOSED BLDGS/ADDITION 364

TAX SCHEDULE NO 2945 244 07 021 SQ. FT. OF EXISTING BLDGS 2093

SUBDIVISION Oplinger TOTAL SQ. FT. OF EXISTING & PROPOSED 364

FILING _____ BLK 2 LOT 12 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Marilyn & Gladys Tucker NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 309 Hopi, Gr. Jct, Co 8103 USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 242-9868 DESCRIPTION OF WORK & INTENDED USE Frame GARAGE

(2) APPLICANT Const. Services TYPE OF HOME PROPOSED:
 (2) ADDRESS 226 30rd, Gr. Jct, Co 8103 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 434-8041 _____ 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-8 Maximum coverage of lot by structures 70%

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 10'/5' from PL Parking Req'mt 2

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 [Signature] Date 2-3-03

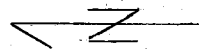
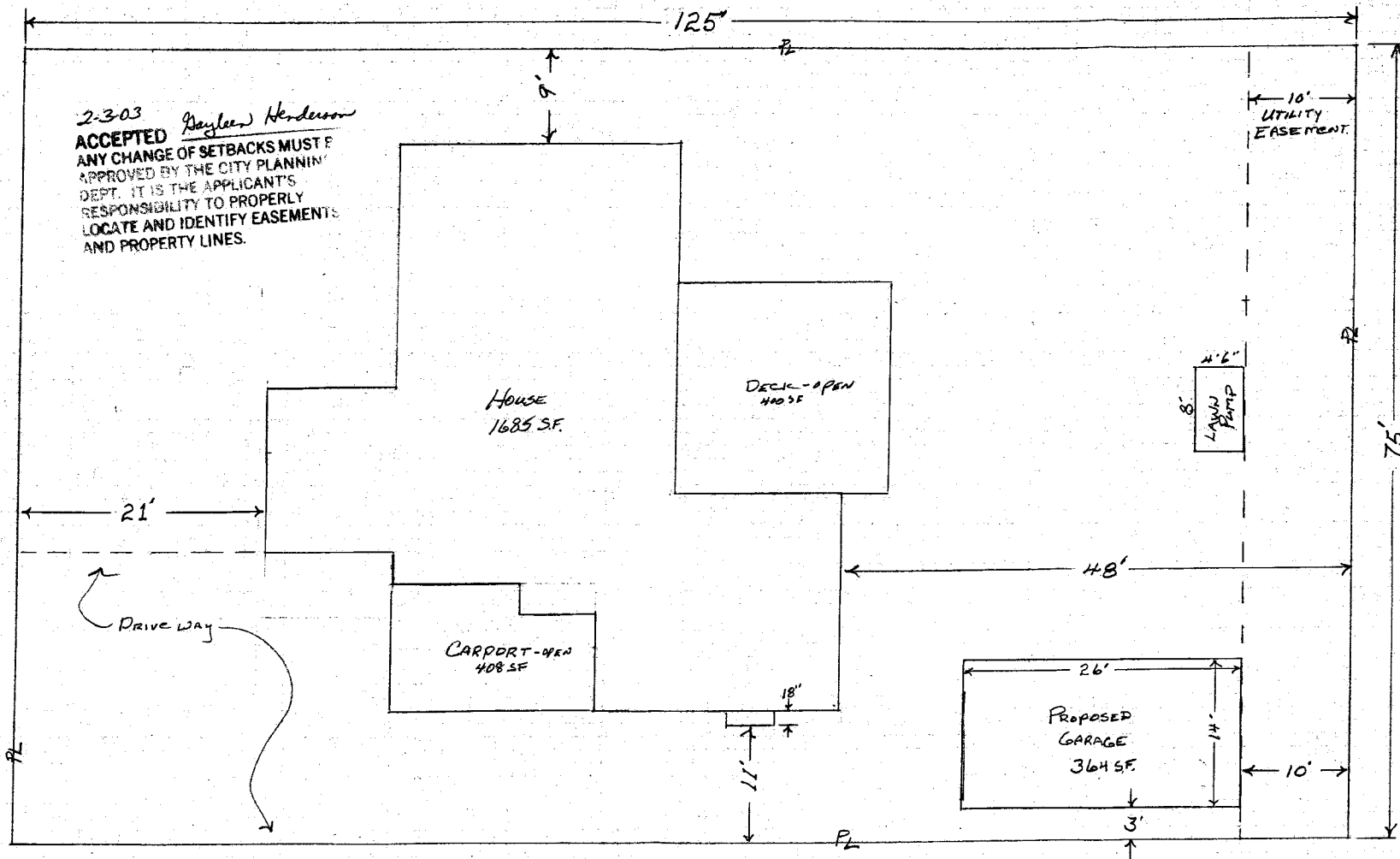
Department Approval Gayleen Henderson Date 2-3-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing only</u>
Utility Accounting	<u>Ottie Parover</u>		Date <u>2-3-02</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)

STREET - HOPI



Tax Sect. No. 2945 244 07 021
 Lot No. 12
 Block No. 2
 SUBDIVISION OPLINGER.

LOT SIZE 9375

MERLIN & GLADYS TUCKER
 309 HOPI
 GRAND JUNCTION, CA 91503