

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 860 Kennedy SQ. FT. OF PROPOSED BLDGS/ADDITION 12x20=240sqft
 TAX SCHEDULE NO. 2945-114-14-029 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Amended Kennedy TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK _____ LOT 11 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Giles W. Paulson NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 860 Kennedy USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE 970 248-9333 DESCRIPTION OF WORK & INTENDED USE Convert carport into sunroom.
 (2) APPLICANT Giles Paulson TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE 2489333 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-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' 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 12-04-03
 Department Approval C. Jay Hall Date 12/4/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>T. Bensley</u>	Date <u>12/4/03</u>		

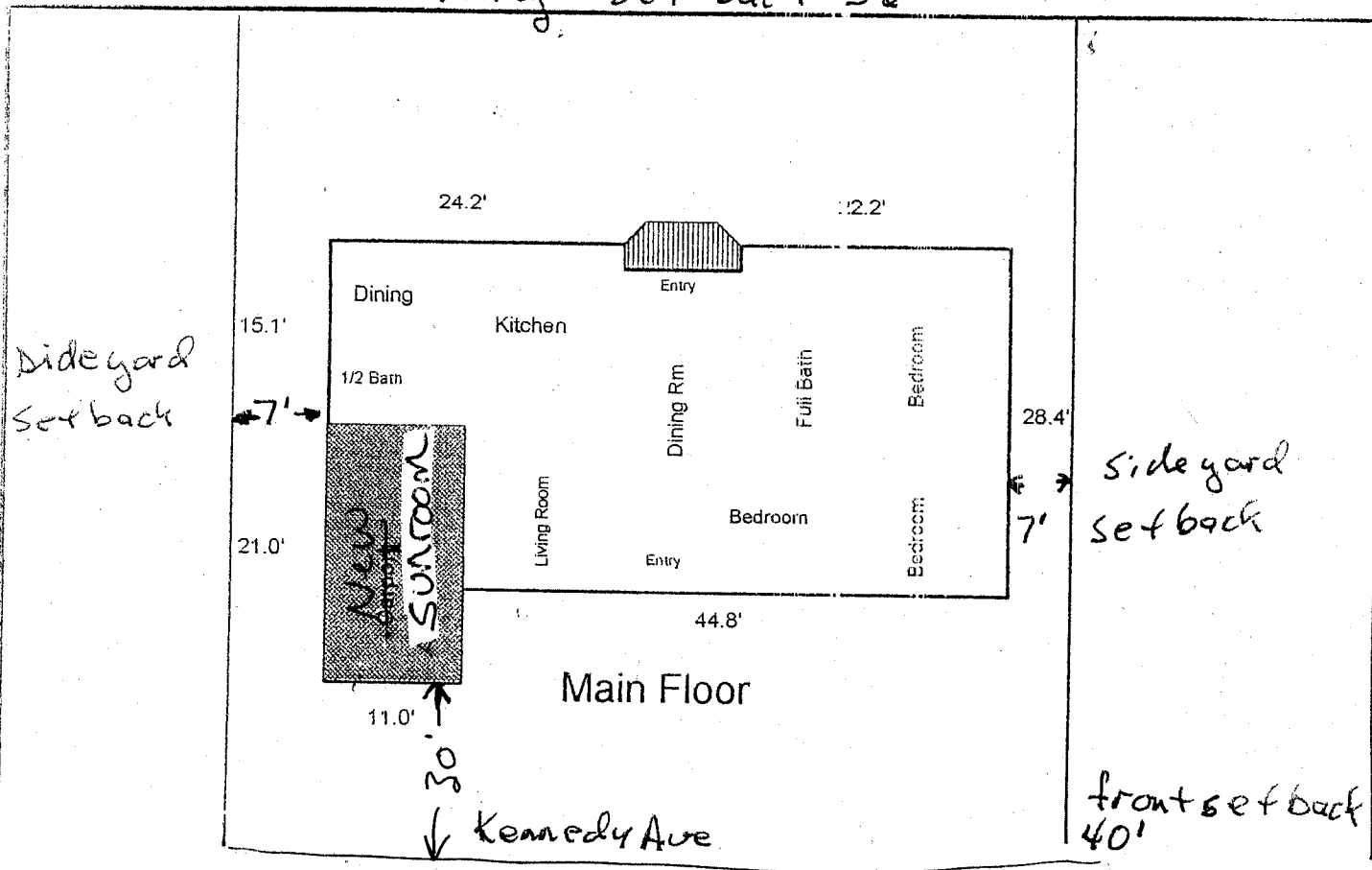
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Building Sketch

Poulson, Giles & Lorraine		
Address 860 Kennedy Ave		
Land Junction	County Mesa	State CO
Architect Wallick & Volk		Zip Code 81501

Alley Set back 52'



12/4/03
ACCEPTED *SC. Fay Hall*
 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.