

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

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

BLDG PERMIT NO. 87734



Your Bridge to a Better Community

BLDG ADDRESS 323 Mayfair SQ. FT. OF PROPOSED BLDGS/ADDITION 299

TAX SCHEDULE NO. 2945-112-11-011 SQ. FT. OF EXISTING BLDGS 1595

SUBDIVISION Vanderen-Ford Heights Replat TOTAL SQ. FT. OF EXISTING & PROPOSED 1894

FILING 1 BLK 1 LOT 13

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Todd + Wendy Vidlock

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 323 Mayfair

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 970 241-2057

DESCRIPTION OF WORK & INTENDED USE Living space Addition

(2) APPLICANT _____

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 RSF-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 7' from PL, Rear 25' 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 1/2/03

Department Approval [Signature]

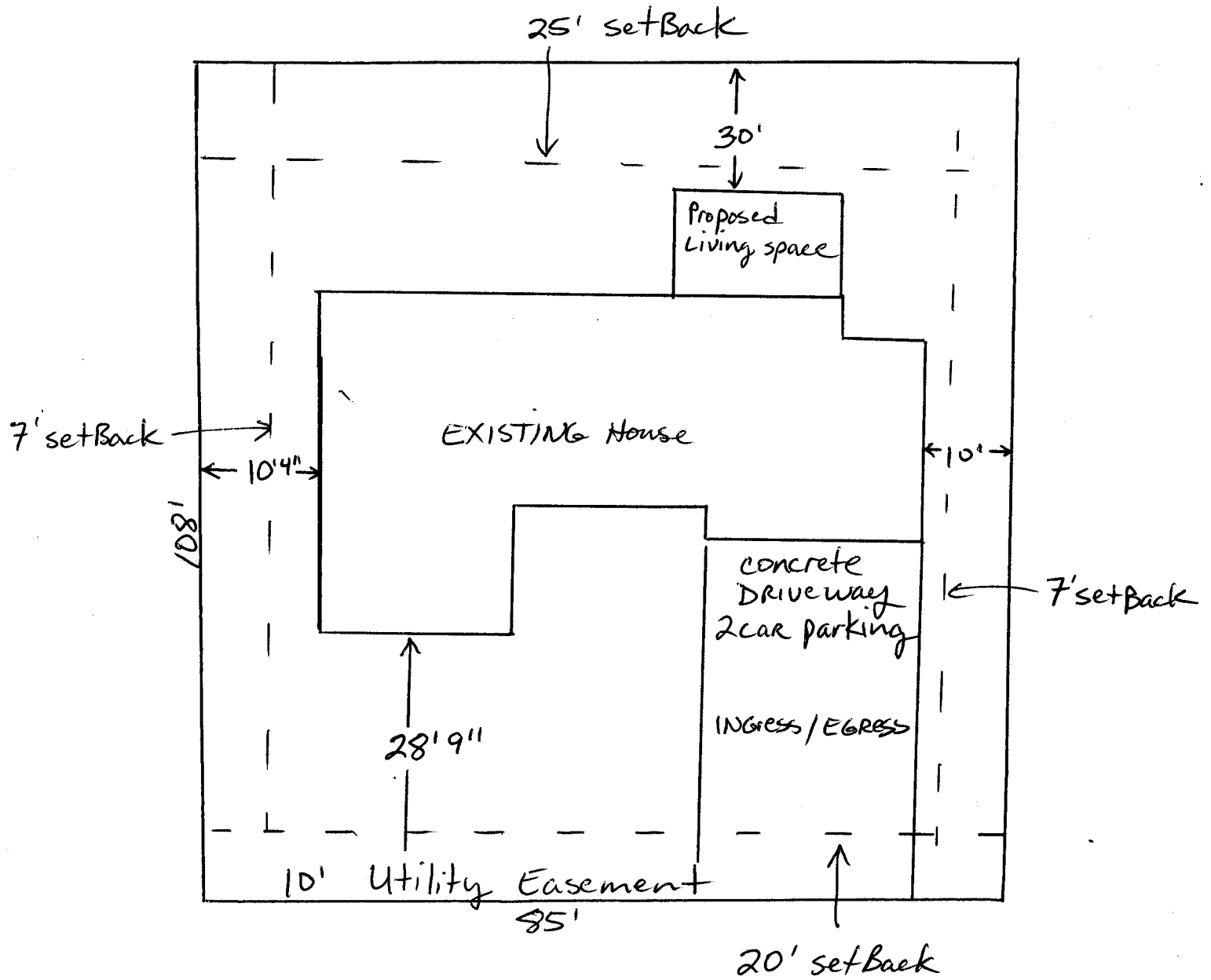
Date 1/3/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no charges</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/3/03</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)

323 Mayfair



1/3/03
 ACCEPTED *C. Jay Nelson*
 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.