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

BLDG PERMIT NO. 89183



Your Bridge to a Better Community

21559-13704
 BLDG ADDRESS 430-1/2 PROSPECTORS SQ. FT. OF PROPOSED BLDGS/ADDITION _____
 TAX SCHEDULE NO. 2945-174-29-033 SQ. FT. OF EXISTING BLDGS 1,600 (BASEMENT)
 SUBDIVISION RIDGES TOTAL SQ. FT. OF EXISTING & PROPOSED 1,600 (BASEMENT)
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER HARRY C. BROWN
 (1) ADDRESS 430-1/2 PROSPECTORS PT USE OF EXISTING BUILDINGS RESIDENCE
 (1) TELEPHONE 970-242-5885
 (2) APPLICANT HARRY C. BROWN DESCRIPTION OF WORK & INTENDED USE FINISHING BASEMENT
 (2) ADDRESS 430-1/2 PROSPECTORS PT TYPE OF HOME PROPOSED:
 (2) TELEPHONE 970-242-5885 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) FINISH BASEMENT

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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 10' from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions No Kitchen facilities
 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 4/23/03
 Department Approval [Signature] Date 4/23/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>4-23-03</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)