

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 2962 1/2 N. Ronlin SQ. FT. OF PROPOSED BLDGS/ADDITION 240
 TAX SCHEDULE NO. 2943-081-41-019 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Cody Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 240
 FILING _____ BLK 3 LOT 1 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER Jedidiah D. Brinkley NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 2962 1/2 N. Ronlin Ave USE OF EXISTING BUILDINGS Animal Shelter
 (1) TELEPHONE 970-263-8450 DESCRIPTION OF WORK & INTENDED USE get horses out of weather
 (2) APPLICANT Yvonne L. Brinkley TYPE OF HOME PROPOSED:
 (2) ADDRESS 2962 1/2 N. Ronlin Ave _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 970-263-8450 _____ Manufactured Home (HUD)
 + Other (please specify) Car port (portable)

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 double frontage N Ronlin + Patterson from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL, Rear _____ from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions grandfathered (per Code Enforcement)
 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 Yvonne Brinkley Date 2/3/03
 Department Approval Gayleen Henderson Date 2-3-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>No chg in fee</u>
Utility Accounting	<u>Ch Cole</u>		Date <u>2/3/03</u>

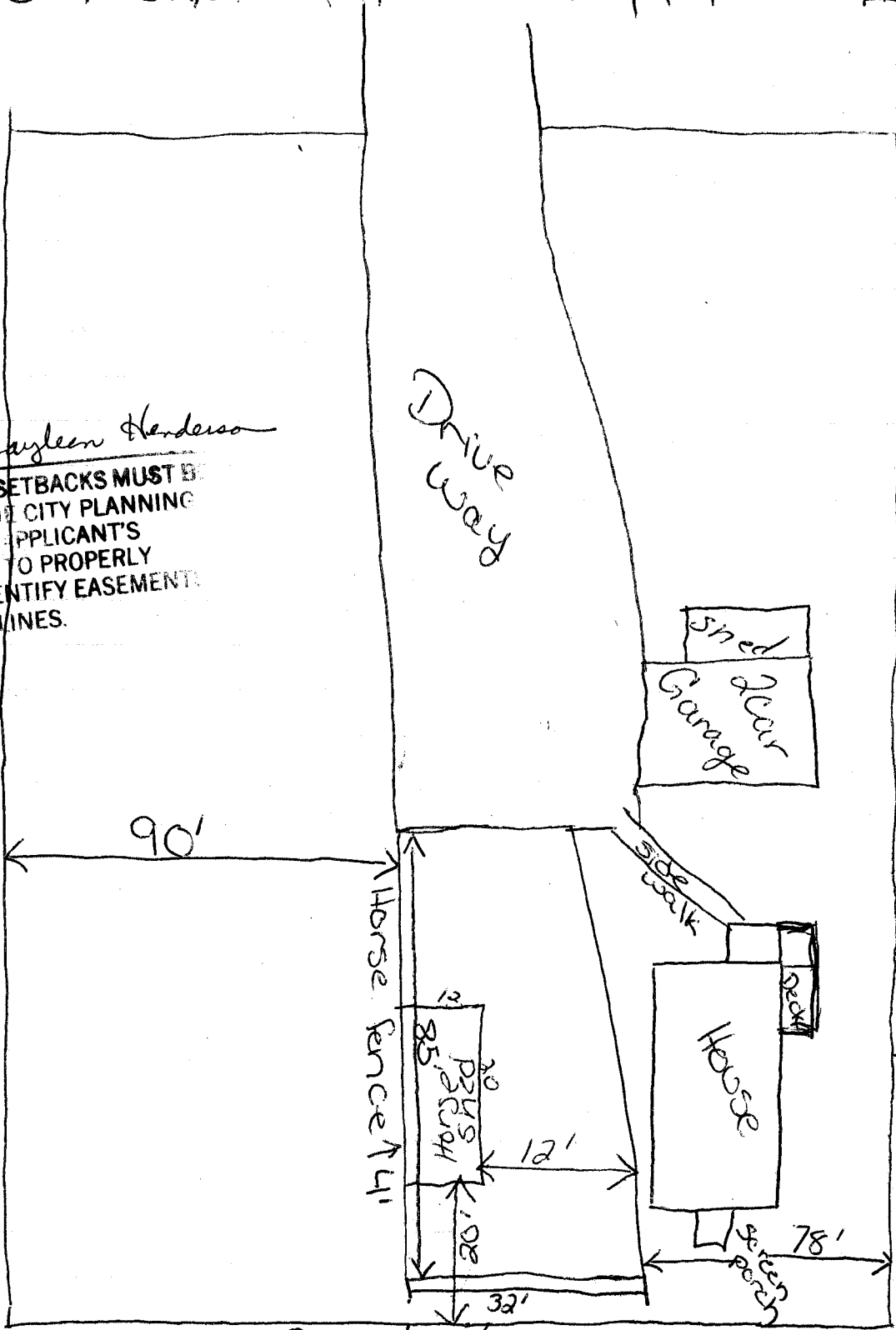
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

The portable car port is 12'x20'; 8' high
 The property is 200' x 228'

Portable car port
 used for horse shed

2-3-03 Dayleen Henderson
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



Property Line 6' fence

PATERSON 200'