

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

81697-1634
 BLDG ADDRESS 1020 ROOD AVE

SQ. FT. OF PROPOSED BLDGS/ADDITION 890 sq.ft.

TAX SCHEDULE NO. 2945-144-11-013

SQ. FT. OF EXISTING BLDGS House 415 " "

SUBDIVISION City of GR. JUNCTION

TOTAL SQ. FT. OF EXISTING & PROPOSED 1305 " "

FILING N/A BLK 90 LOT 27 & 28

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

(1) OWNER F D TOMPKINS

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

(1) ADDRESS 1020 ROOD AVE

USE OF EXISTING BUILDINGS HOME TO BE EXPANDED HOME OFFICE IS EXISTING

(1) TELEPHONE 243-2991

DESCRIPTION OF WORK & INTENDED USE ADDITION & REMOD- ELING OF HOUSE

(2) APPLICANT F D TOMPKINS

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)

(2) ADDRESS 1020 ROOD AVE

Other (please specify) Addition to House

(2) TELEPHONE 243-2991

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 20%

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

Permanent Foundation Required: YES NO

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 F D Tompkins

Date 20 OCT. 2003

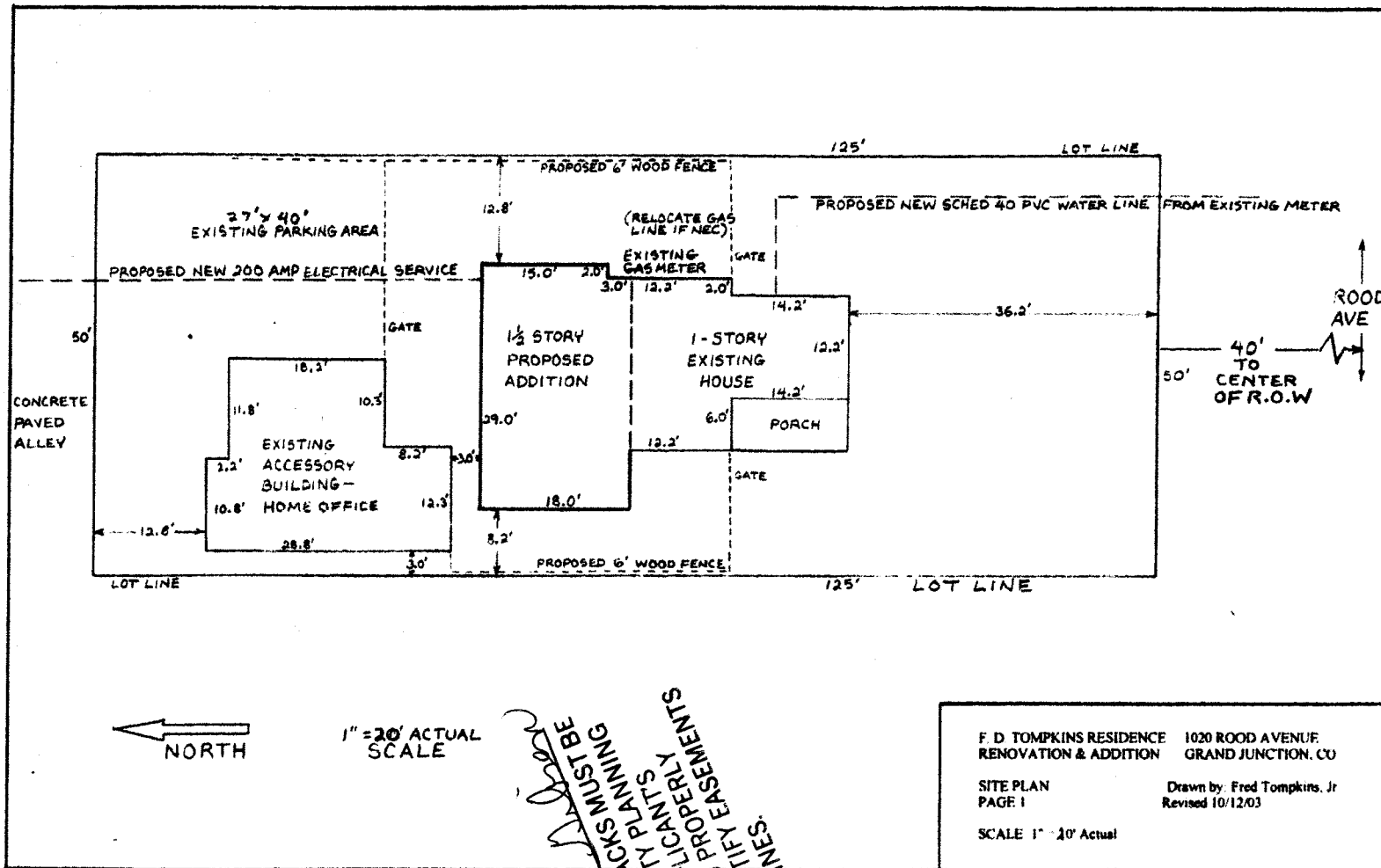
Department Approval C. Faye Gibson

Date 10/20/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Dottie Kanner</u>		Date <u>10/20/03</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)



Rood Ave

F. D. TOMPKINS RESIDENCE 1020 ROOD AVENUE
 RENOVATION & ADDITION GRAND JUNCTION, CO

SITE PLAN PAGE 1
 Drawn by: Fred Tompkins, Jr
 Revised 10/12/03

SCALE 1" = 20' Actual

ACCEPTED FOR SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.
 10/20/03