

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 1500 Road Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 140
 TAX SCHEDULE NO. 2945-133-25-001 SQ. FT. OF EXISTING BLDGS 1700
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1840
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER AMANDA L. McNUTT NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 1500 Road, Grd Jct Co. USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 970-261-9889 DESCRIPTION OF WORK & INTENDED USE Storage
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ 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 25' from property line (PL) Permanent Foundation Required: YES _____ NO
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' 15' from PL 15' if driving parking Req'mt 2
 Maximum Height 35' from Alley 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 Chaska McNutt Date 7/15/03
 Department Approval Wisha Magon Date 7/15/13

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Wellsbury</u>	Date	<u>7/15/03</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)

Amanda Mc Nutt - 261-9889
 1500 Road - GRd Jct Co. 81501

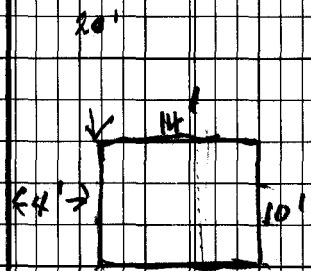
	Initials	Date
Prepared By		
Approved By		

© WILSON JONES G7208 GREEN 7208 BUFF

1 2 3 4 5 6 7 8

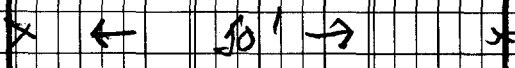
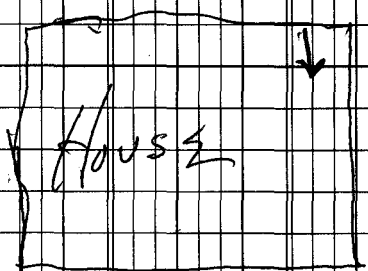
N ↑

ALLEY *



Mr. Mc Nutt
 Called 7/30/03 wants rear
 set back at 5' + side at 3'

Joni T. Brown



1500 ROAD

ROAD AVE

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT AS TO THE APPLICANT'S
 LIABILITY TO PROTECT
 AND IDENTIFY PROPERTIES
 AND PROPERTY LINES

7/15/03
 [Signature]

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40