

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

23593-15146

BLDG ADDRESS 2943 Shavano St. SQ. FT. OF PROPOSED BLDGS/ADDITION 160

TAX SCHEDULE NO. 2943-052-516-004 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Scotts Run TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 1 LOT 4 NO. OF DWELLING UNITS:

Before: 2 After: 2 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 2 After: 2 this Construction

(1) OWNER Richard Martin

(1) ADDRESS 2943 Shavano St

(1) TELEPHONE 970-242-2895

(2) APPLICANT Richard Martin

(2) ADDRESS 2943 Shavano St.

(2) TELEPHONE 970-242-2895

USE OF EXISTING BUILDINGS Storage

DESCRIPTION OF WORK & INTENDED USE Storage

TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) Storage shed move to location

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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO

Side 7.5' from PL, Rear 25' 15' Accessory from PL

Parking Req'mt 2

Maximum Height _____

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 Richard O. Martin

Date June 02-2003

Department Approval Walu Wagon

Date 6/2/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg.</u>
Utility Accounting <u>Rather Towner</u>		Date <u>6-2-03</u>	

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

(White: Planning)

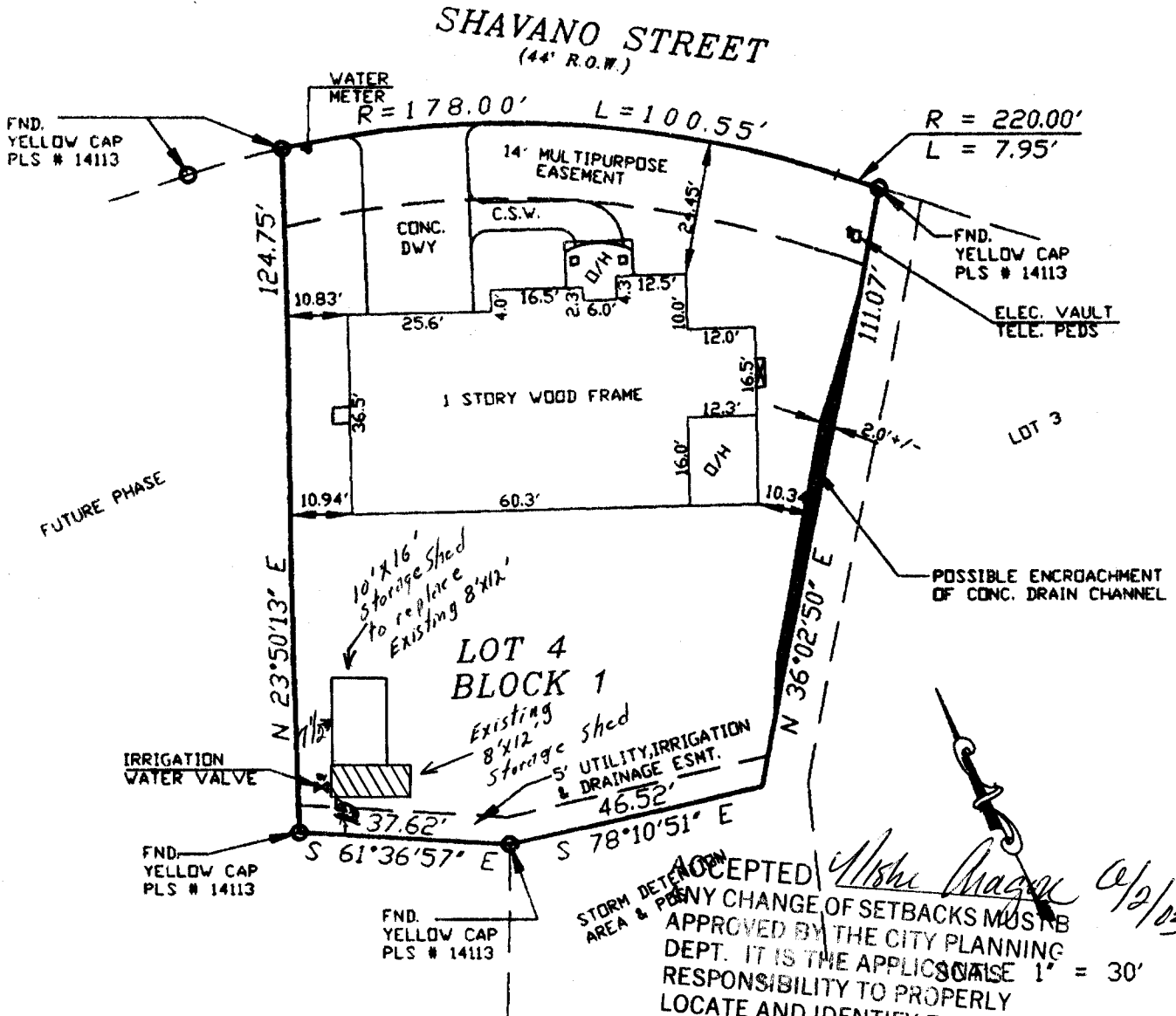
(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

2943 SHAVANO STREET



ACCEPTED *Alshu Chaga 6/2/03*

STORM DETENTION AREA & PROPERTY 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.

LEGAL:
LOT 4, BLOCK 1
SCOTT'S RUN
FILING NO. 1

FLOOD CERTIFICATE:
THIS SITE IS NOT LOCATED
IN ANY DOCUMENTED FEMA
100 YEAR FLOOD PLAIN

EASEMENTS:
FRONT LINE 14' MULTIPURPOSE EASEMENT
NORTH, EAST AND SOUTH LINES 15' UTILITY, IRR,
& DRAINAGE EASEMENT SIDE LOT LINE AS SHOWN BY
DIMENSION, UTILITY, IRR, AND DRAINAGE EASEMENT
UNLESS OTHERWISE NOTED.

I hereby certify that this Improvement Location Certificate was prepared for Unifirst Mortgage Co, that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

DATE:
06/18/96