

FEE \$	1000
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

35580-1774
 BLDG ADDRESS 1235 White Ave SQ. FT. OF PROPOSED BLDGS/ADDITION N/A
 TAX SCHEDULE NO. 2945-133-05-004 SQ. FT. OF EXISTING BLDGS 1000
 SUBDIVISION Keith Addition TOTAL SQ. FT. OF EXISTING & PROPOSED N/A
 FILING _____ BLK D LOT 9+10 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Lancer Livement NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 3 this Construction
 (1) ADDRESS 1235 White Ave USE OF EXISTING BUILDINGS Home / Carport
 (1) TELEPHONE 245-6992 DESCRIPTION OF WORK & INTENDED USE Replace panels w/ wood & add new 6' wood on inside
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ Manufactured Home (HUD)
 Other (please specify) replace panels w/ wood & add wood to inside of carport

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 40%
 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' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions mem concerning structure
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Lancer Livement Date 4-3-03
 Department Approval C. Faye Wilson Date 4/3/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>redo carport</u>
Utility Accounting <u>Lancer</u>		Date <u>4-30-03</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)