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

BLDG PERMIT NO.



Your Bridge to a Better Community

82203-22620
 BLDG ADDRESS 725 1/2 24 3/4 RD

SQ. FT. OF PROPOSED BLDGS/ADDITION 216 SQ FT

TAX SCHEDULE NO. 2701-334-18-009

SQ. FT. OF EXISTING BLDGS 1677 SQ FT

SUBDIVISION North Valley sub

TOTAL SQ. FT. OF EXISTING & PROPOSED 1893 SQ FT

FILING _____ BLK _____ LOT _____

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

(1) OWNER Lawrence W Hensley

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: _____ this Construction

(1) ADDRESS 725 1/2 24 3/4 RD

USE OF EXISTING BUILDINGS live in

(1) TELEPHONE 434-0978

DESCRIPTION OF WORK & INTENDED USE patio covering

(2) APPLICANT Lawrence W Hensley

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

(2) ADDRESS 725 1/2 24 3/4 RD

_____ Manufactured Home (HUD)
 Other (please specify) patio covering

(2) TELEPHONE 434-0978

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-5

Maximum coverage of lot by structures 60%

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

Permanent Foundation Required: YES _____ NO X

Side 5' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35

Special Conditions _____

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 Lawrence W Hensley

Date 3-5-04

Department Approval Mike Magra

Date 3/5/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O NO.
Utility Accounting	<u>0</u>		Date <u>3/5/04</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)