

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

\$ 802.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

2

BLDG ADDRESS 2815 Capitol Lane SQ. FT. OF PROPOSED BLDGS/ADDITION 1820

TAX SCHEDULE NO. 2943-302-00-237 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Double "C" TOTAL SQ. FT. OF EXISTING & PROPOSED 1820

FILING _____ BLK _____ LOT 1

(1) OWNER RANDALL C. Ohm

(1) ADDRESS 950 Northern Way #27

(1) TELEPHONE 970-257-1193

(2) APPLICANT RANDALL C. Ohm

(2) ADDRESS 950 Northern Way #27

(2) TELEPHONE 970-257-1193

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS home

DESCRIPTION OF WORK & INTENDED USE FOUNDATION - Live in utility hook up.

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 RSF-4

Maximum coverage of lot by structures 50%

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

Permanent Foundation Required: YES NO

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS E 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 Randall C. Ohm

Date 2-9-04

Department Approval Bit / Mike Wagon

Date 2/9/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>45410WD</u>
Utility Accounting	<u>CA</u>		Date <u>2/9/04</u>

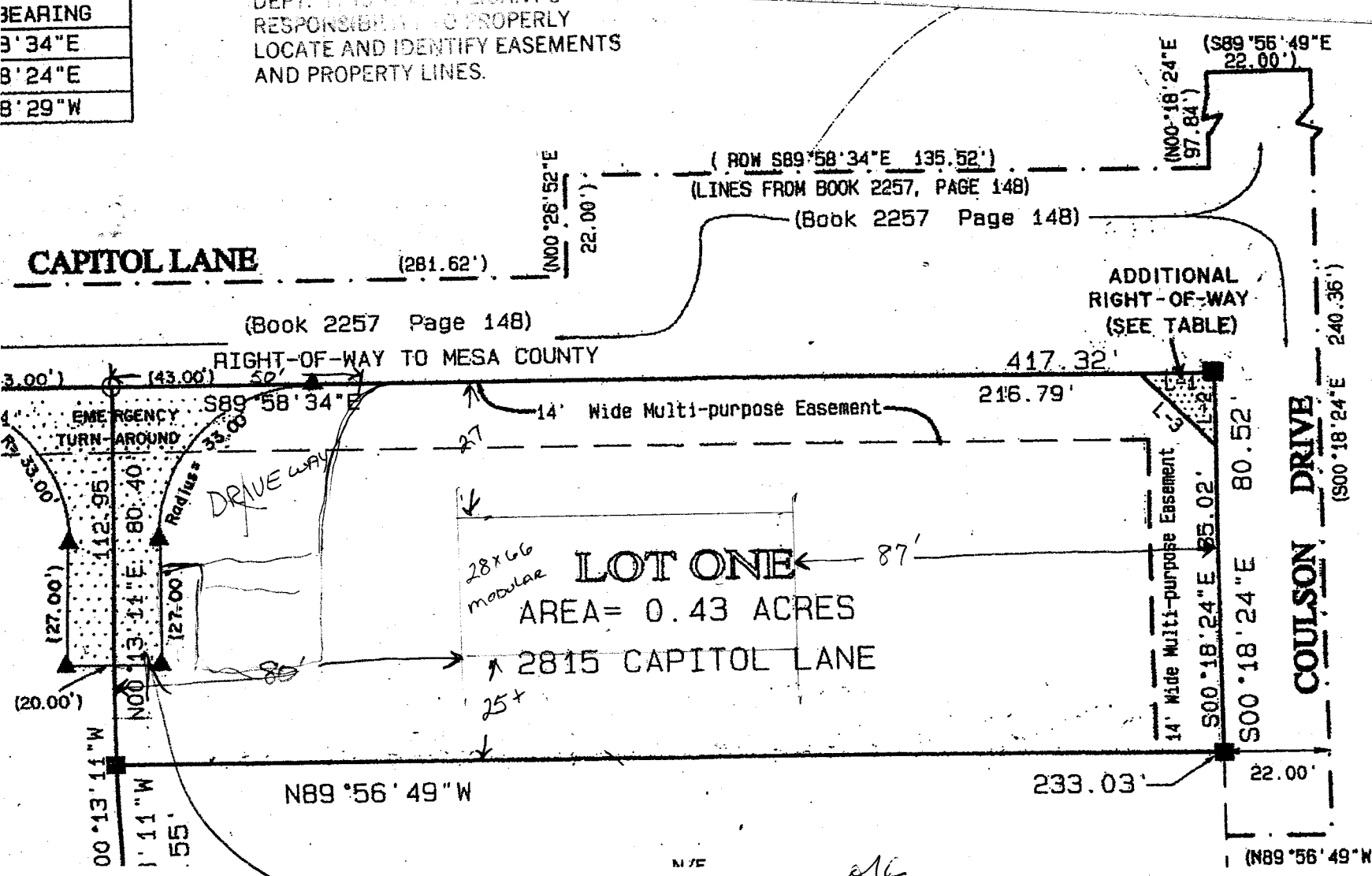
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

518
 Accepted *Misha Magan* 2-9-04

ACCEPTED
 ANY 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.

4-WAY
TABLE
BEARING
3°34'E
8°24'E
8°29"W



No parking in
 Emergency turn around

ole
cc
 2/9/04