

Summa 248-7164

Cell 234-5123

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

85885-35400

BLDG ADDRESS 2819 Center Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 220

TAX SCHEDULE NO. 2943-002-35-002 SQ. FT. OF EXISTING BLDGS 2286

SUBDIVISION Grandview TOTAL SQ. FT. OF EXISTING & PROPOSED 2506

FILING 4 BLK 2 LOT 3 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Bruce Alley NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2819 Center Ct USE OF EXISTING BUILDINGS SPR

(1) TELEPHONE 970-434-1240 DESCRIPTION OF WORK & INTENDED USE Enclose porch use for family room

(2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ Manufactured Home (HUD)
 Other (please specify) addition

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) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater.

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' 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 B. Alley Date 3-9-04

Department Approval C. Jare Hall Date 3/15/04

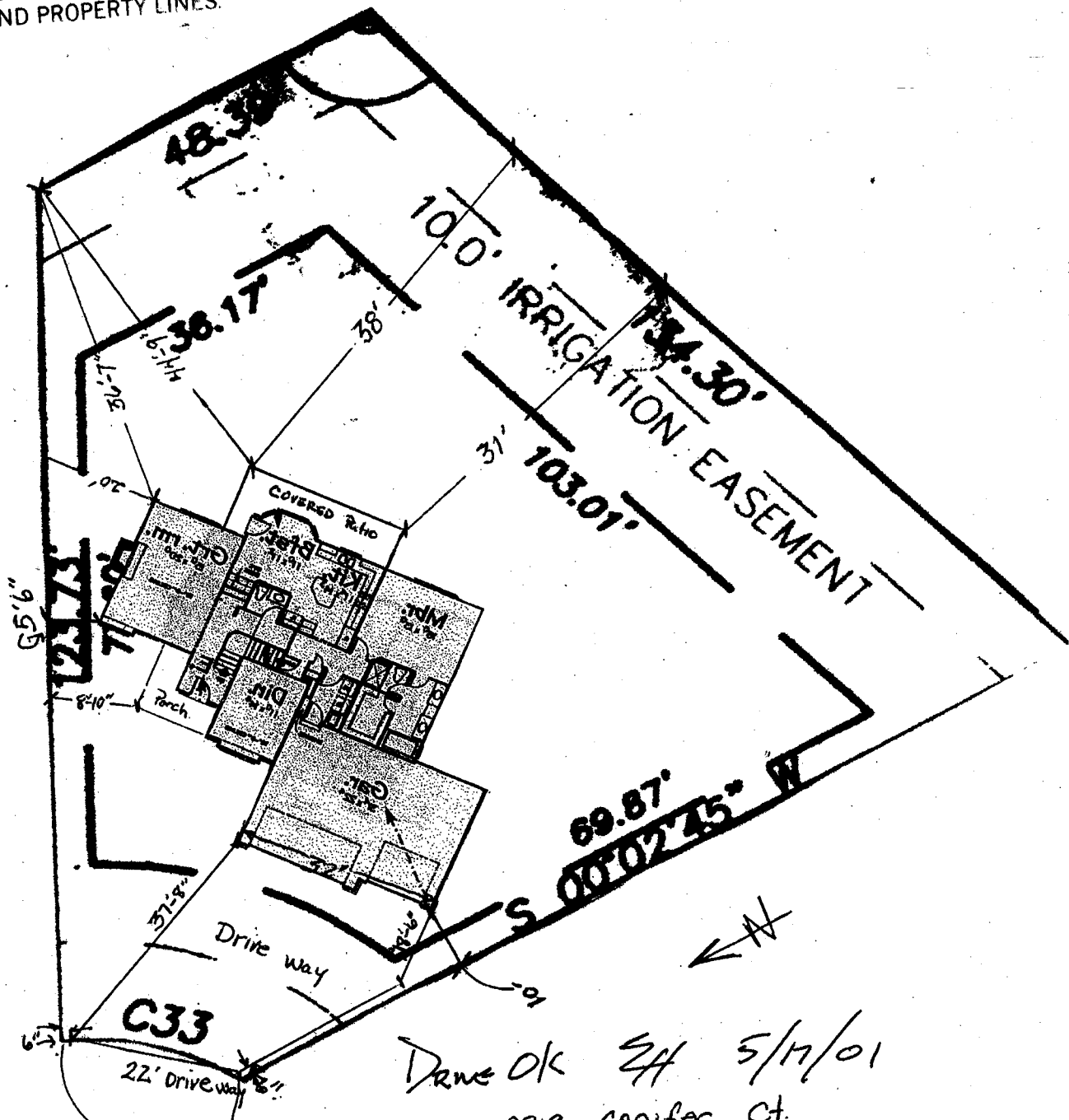
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>OK</u>	Date	<u>3-15-04</u>

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)

3115104
C. Faye Hall

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.



3 FOOT SETBACK
REQUIRED EA
SIDE

DRIVE OK SH 5/17/01

2818 Conifer Ct.
BLK 3
Lot 2