

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 1681 DDLOERS
 Parcel No. 2945-233-09-008
 Subdivision ORCHARD MESH HEIGHTS
 Filing 04403 Block 4 Lot 30-31-32

No. of Existing Bldgs 2 No. Proposed 5
 Sq. Ft. of Existing Bldgs 1000 Sq. Ft. Proposed 1626
 Sq. Ft. of Lot / Parcel 9500 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1626

OWNER INFORMATION:

Name KATHLEEN DANIELS
 Address 1681 DDLOERS
 City / State / Zip GJ.CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 3 More Storage Sheds

APPLICANT INFORMATION:

Name KATHLEEN DANIELS
 Address 1681 Deloers
 City / State / Zip GJ.CO. 81503
 Telephone 970-241-2891

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): Manufactured Sheds

NOTES: _____

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 DEVELOPEMENT DEPARTMENT STAFF	
ZONE <u>RMF-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

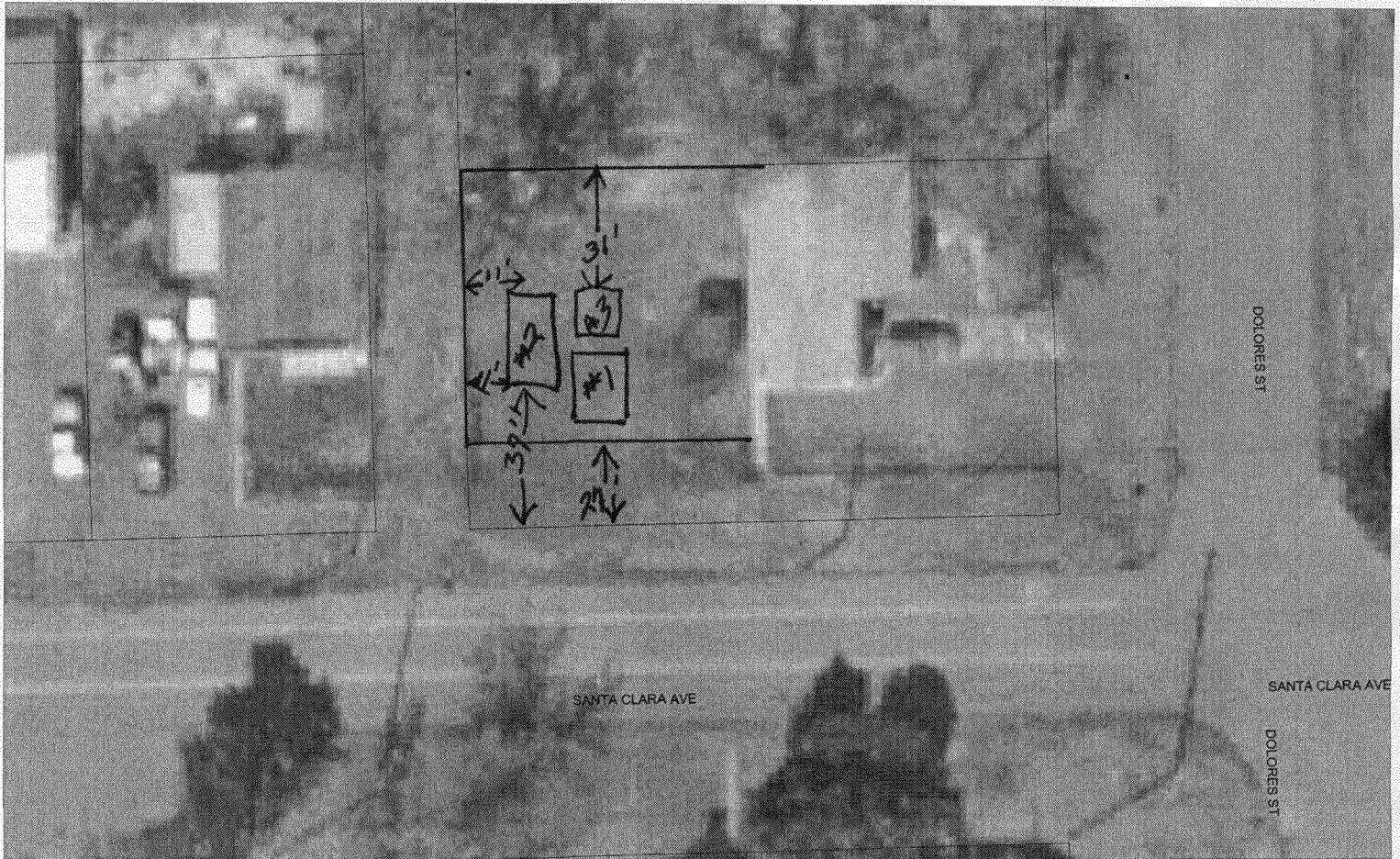
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

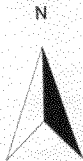
Applicant Signature Kathleen J. Daniels Date Sep. 10, 2004
 Department Approval Gayle Henderson Date 9-13-04

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No: _____
Utility Accounting <u>D Overholt</u>	Date <u>9-13-04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SCALE 1 : 449



#1 Shed is $10' \times 12' = 120 \text{ sq ft}$
 #2 Shed is $14' \times 24' = 336 \text{ sq ft}$
 #3 Shed is $10' \times 17' = 170 \text{ sq ft}$
626 sq ft

9-13-04 Gayle Heden
 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.