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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 926 Hill Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 560 sqft curb
 TAX SCHEDULE NO. 2945-141-16-011 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Sheryl K Boyle NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 1030 Walnut Ave 6J 81501 USE OF EXISTING BUILDINGS Res & Car port
 (1) TELEPHONE 254-8513 DESCRIPTION OF WORK & INTENDED USE Enclose existing car port
 (2) APPLICANT 11 TYPE OF HOME PROPOSED:
 (2) ADDRESS 11 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 11 _____ 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 RMF-8 Maximum coverage of lot by structures PAID 70%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL Parking Req'mt 2 TB
 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 [Signature] Date 4-7-04
 Department Approval [Signature] Date 4-7-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>4/7/04</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)

