

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

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

BLDG PERMIT NO. _____

Building Address 1605 Maple Ct,
 Parcel No. 2945-104-12-007
 Subdivision West Lake Park Annex 2
 Filing _____ Block 5 Lot 4

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 256
 Sq. Ft. of Lot / Parcel 0.234 ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0.234 ac

OWNER INFORMATION:

Name Iris Popish
 Address 1605 Maple Ct.
 City / State / Zip Gr. Jet, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): Shed

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 245-3799

***TYPE OF HOME PROPOSED:**

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

NOTES: get permit for existing shed.

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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

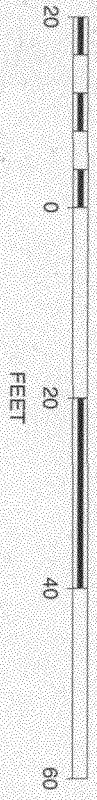
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Iris Popish Date 5/18/04
 Department Approval C. Faye Hall Date 5/18/04

Additional water and/or sewer tap fee(s) are required:	YES	NQ <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Kate Elsberry</u>	Date <u>5/18/04</u>		

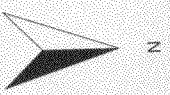
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SCALE 1 : 242

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

5/18/04
Cheryl Hall



1605 Maple Ct.

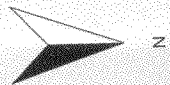


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5/18/04 Cheryl Hall

Renewed Slayley



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