

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 761 NOLAND AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 8X10 = 80 sq ft.
 TAX SCHEDULE NO. 2945-23H-16-011 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Benton Canon 1st TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK 10 LOT 12+13 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Toby 4NR LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 2 this Construction
 (1) ADDRESS 761 NOLAND AVE USE OF EXISTING BUILDINGS Storage
 (1) TELEPHONE 986-1313 DESCRIPTION OF WORK & INTENDED USE stone Belonging
 (2) APPLICANT Stacy Goss TYPE OF HOME PROPOSED:
 (2) ADDRESS 761 NOLAND AVE _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 234 7404 _____ 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 ~~R~~ E-1 Maximum coverage of lot by structures _____
 SETBACKS: Front 15'/25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 5'/5' from PL, Rear 10'/10' from PL Parking Req'mt _____
 Maximum Height 40' Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANNEX# _____

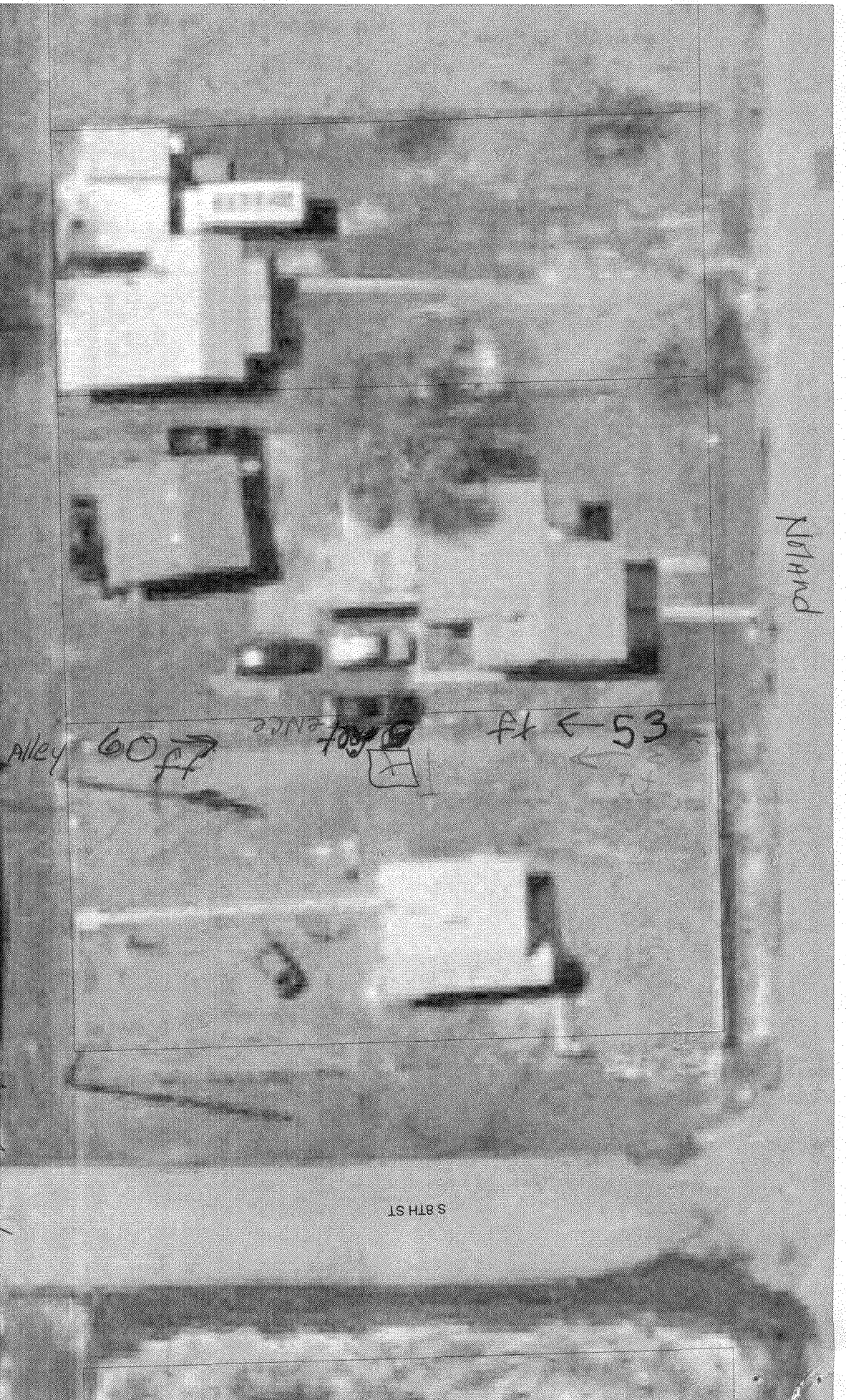
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department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

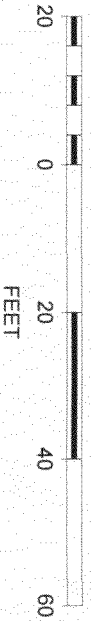
Applicant Signature Stacy Goss Date 9-29-04
 Department Approval Haylene Henderson Date 9-29-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting	<u>Overholt</u>	Date	<u>9/29/04</u>

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



SCALE 1 : 316



5' to side
Property line

ACCEPTED *Hayden Henderson*
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.

7-29-04

