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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 1144 Ouray Ave SQ. FT. OF PROPOSED BLDGS/ADDITION ~~750~~ 1
 TAX SCHEDULE NO. 2945-141-31-015 SQ. FT. OF EXISTING BLDGS 150 sq'
 SUBDIVISION Grand Junction (City) TOTAL SQ. FT. OF EXISTING & PROPOSED 150 sq'
 FILING _____ BLK 66 LOT 23824 NO. OF DWELLING UNITS:
 Before: 0 After: 0 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 0 this Construction
 (1) OWNER Chris Herrman USE OF EXISTING BUILDINGS Garage
 (1) ADDRESS 1144 Ouray Ave DESCRIPTION OF WORK & INTENDED USE - new slab floor
 (1) TELEPHONE 640-2359 under existing garage
 (2) APPLICANT Evan Caven TYPE OF HOME PROPOSED:
 (2) ADDRESS 1041 Ouray Ave _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 243-4737 _____ 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-5 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES _____ NO _____
 Side _____ from PL, Rear _____ from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions Non-Companing
structure doing maintenance
 CENSUS _____ TRAFFIC 0 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 [Signature] Date 9-2-04
 Department Approval [Signature] Date 9/2/04

| | | | |
|--|-----|--------------------|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>[X]</u> | W/O No. _____ |
| Utility Accounting <u>[Signature]</u> | | Date <u>9/2/04</u> | |

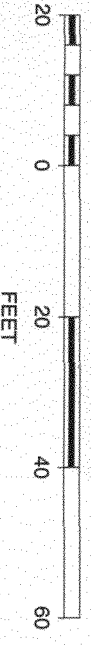
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



Garage

Survey

SCALE 1 : 309



ACCEPTED *By Town Hall 9/2/04*
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.

