

FEE \$	<del>1000</del> NC <sup>214</sup>
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

82954-4427

BLDG ADDRESS 1539 W Sherwood SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945-113-04-010 SQ. FT. OF EXISTING BLDGS 2479

SUBDIVISION Sherwood Add TOTAL SQ. FT. OF EXISTING & PROPOSED 2479

FILING \_\_\_\_\_ BLK 7 LOT 10 NO. OF DWELLING UNITS:

(1) OWNER TAC SHELLEMAN Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 1539 W Sherwood Dr NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 243-7299 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(2) APPLICANT Same USE OF EXISTING BUILDINGS Home

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE exterior stairs

(2) TELEPHONE \_\_\_\_\_ TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- 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 60%

SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES  NO

or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt 2

Side 5'/3' from PL, Rear 25'/5' from PL Special Conditions \_\_\_\_\_

Maximum Height 35' 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 Tac Shellemann Date 3-29-04

Department Approval Dayleen Henderson Date 3-29-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO chg in the</u>
Utility Accounting	<u>OM Cole</u>	Date	<u>3/29/04</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)

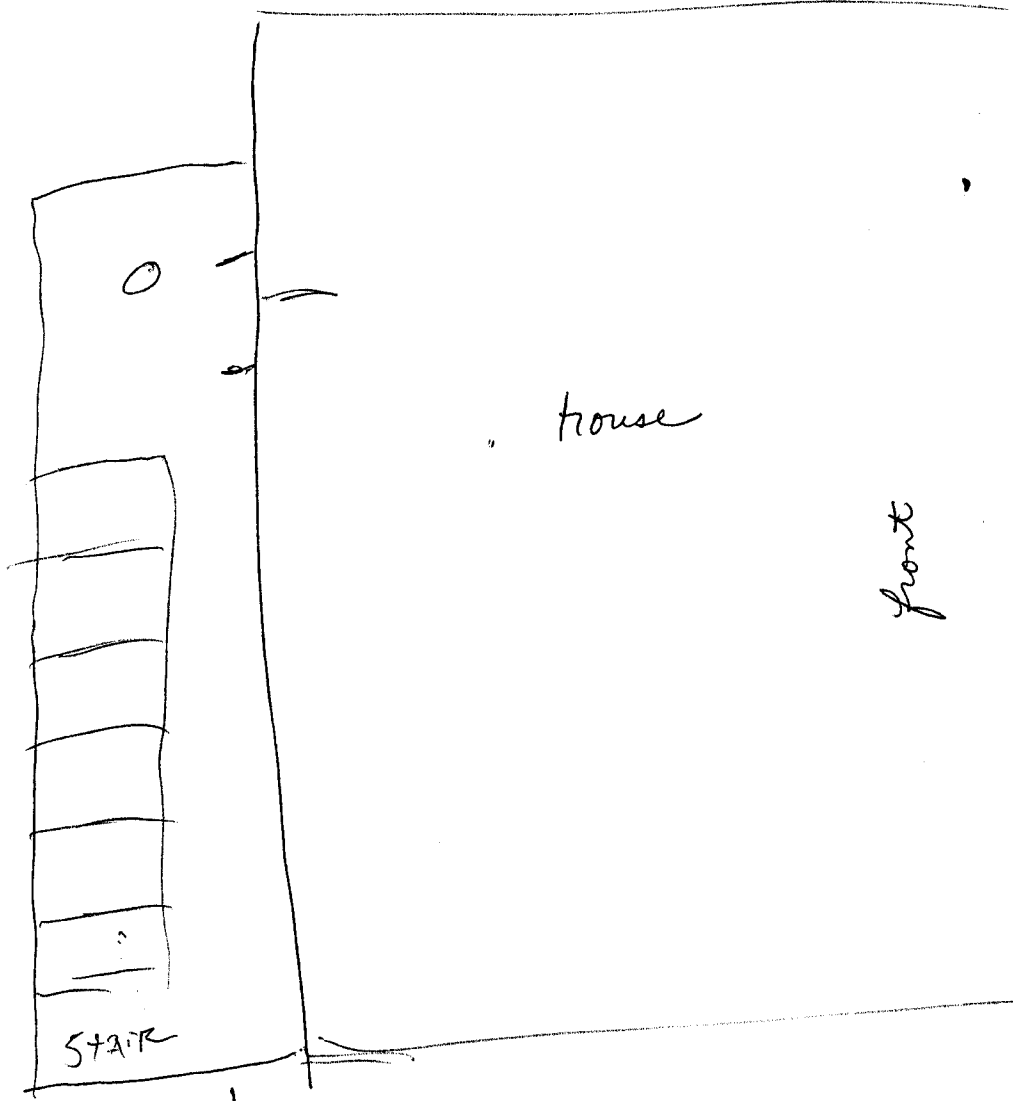
NA

3-29-04 Gayleen Henderson

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.

side

W ← Rear



front

5 FT  
15 FT

side