

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

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

BLDG PERMIT NO. _____

Building Address 4676-2926
623 N. 3rd St G.J. No. of Existing Bldgs 2 No. Proposed 1
 Parcel No. 2945-142-24-010 Sq. Ft. of Existing Bldgs ^{HOUSE} 976 ^{GARAGE} 274 Sq. Ft. Proposed 8x12'
 Subdivision MAP REFERENCE 2945-142-26 Sq. Ft. of Lot / Parcel 3750' 96

Filing _____ Block 54 Lot 14? Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) EX-2000 PRO-96
 Height of Proposed Structure APPROXIMATELY 9'

OWNER INFORMATION:

Name DALE SMITH
 Address 623 N. 3rd St.
 City / State / Zip G.J. CO. 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): TOOL SHED
WOOD WITH COMP. SH. ROOF

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 970-245-1828

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 70%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3' from PL Rear 5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' 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 Martin Dale Smith Date 6-30-05
 Department Approval C. Jay Hall Date 6/30/05

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>Shed</u>
Utility Accounting			Date <u>6/30/05</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)

6/30/05

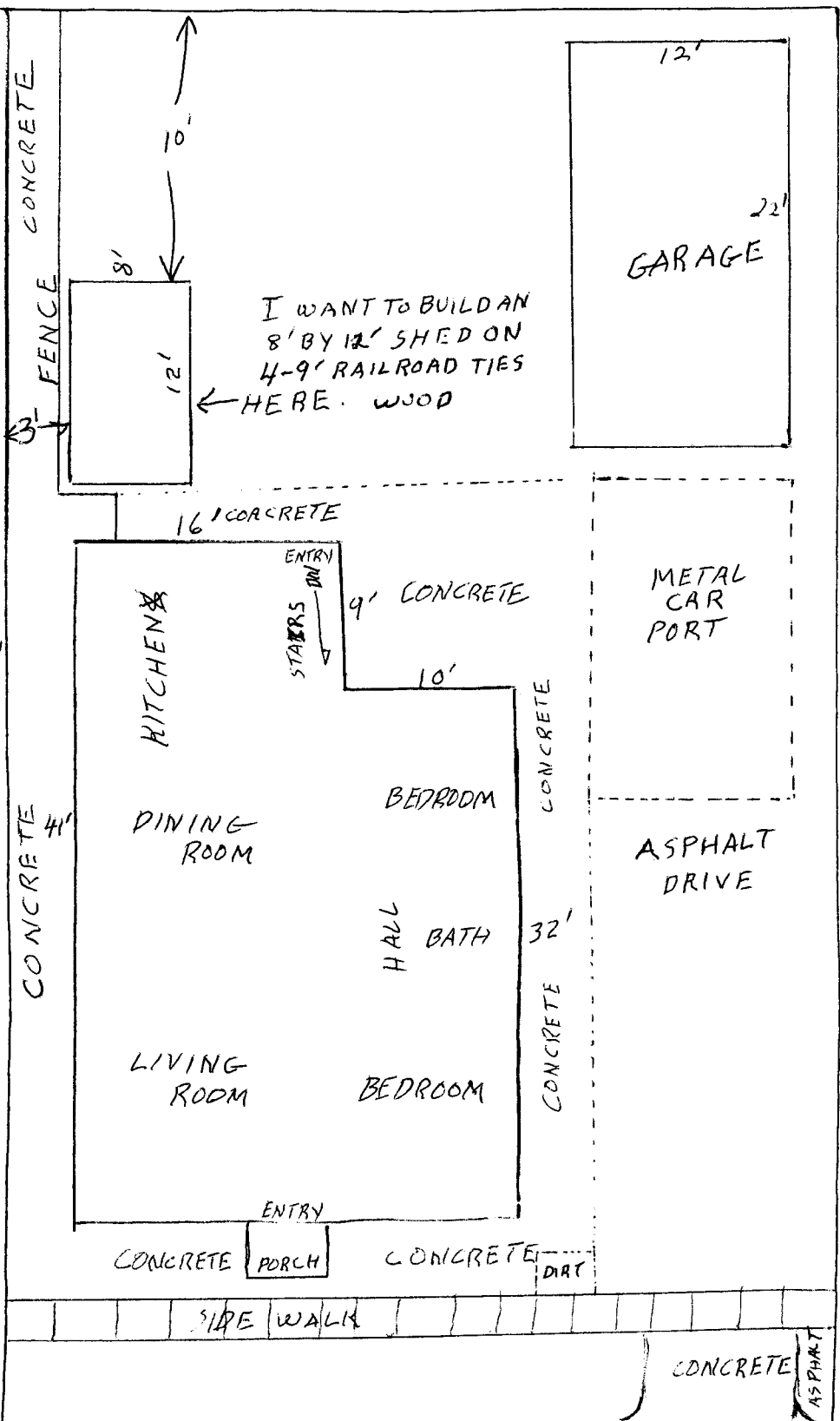
Jay Hall

Martin D. Smith
245-1828

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.

50'

ALLEY
CONCRETE
↓



HOUSE
SQ. FT.
976

BASEMENT
SQ. FT.
832

GARAGE
274
SQ. FT.

623 N. 3rd St.