

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

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

BLDG PERMIT NO. 12680



Your Bridge to a Better Community

BLDG ADDRESS 1710 GRAND AVE. SQ. FT. OF PROPOSED BLDGS/ADDITION 24X30

TAX SCHEDULE NO. Z945-132-34-002 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Poland Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 1090 HOUSE

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Jim Richard Robbins NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

(1) ADDRESS 1710 GRAND AVE. USE OF EXISTING BUILDINGS HOUSE

(1) TELEPHONE (970) 255-9386 DESCRIPTION OF WORK & INTENDED USE GARAGE (2 CAR)

(2) APPLICANT Jim Richard Robbins TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 1710 GRAND AVE.

(2) TELEPHONE 970 255-9386

**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 RSF-8 Maximum coverage of lot by structures 45%

SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or 45' from center of ROW, whichever is greater Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 3' from PL, Rear 3' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 6 TRAFFIC 31 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 11-1-99

Department Approval [Signature] Date 11/1/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>C. Bensley</u>	Date	<u>11/1/99</u>

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

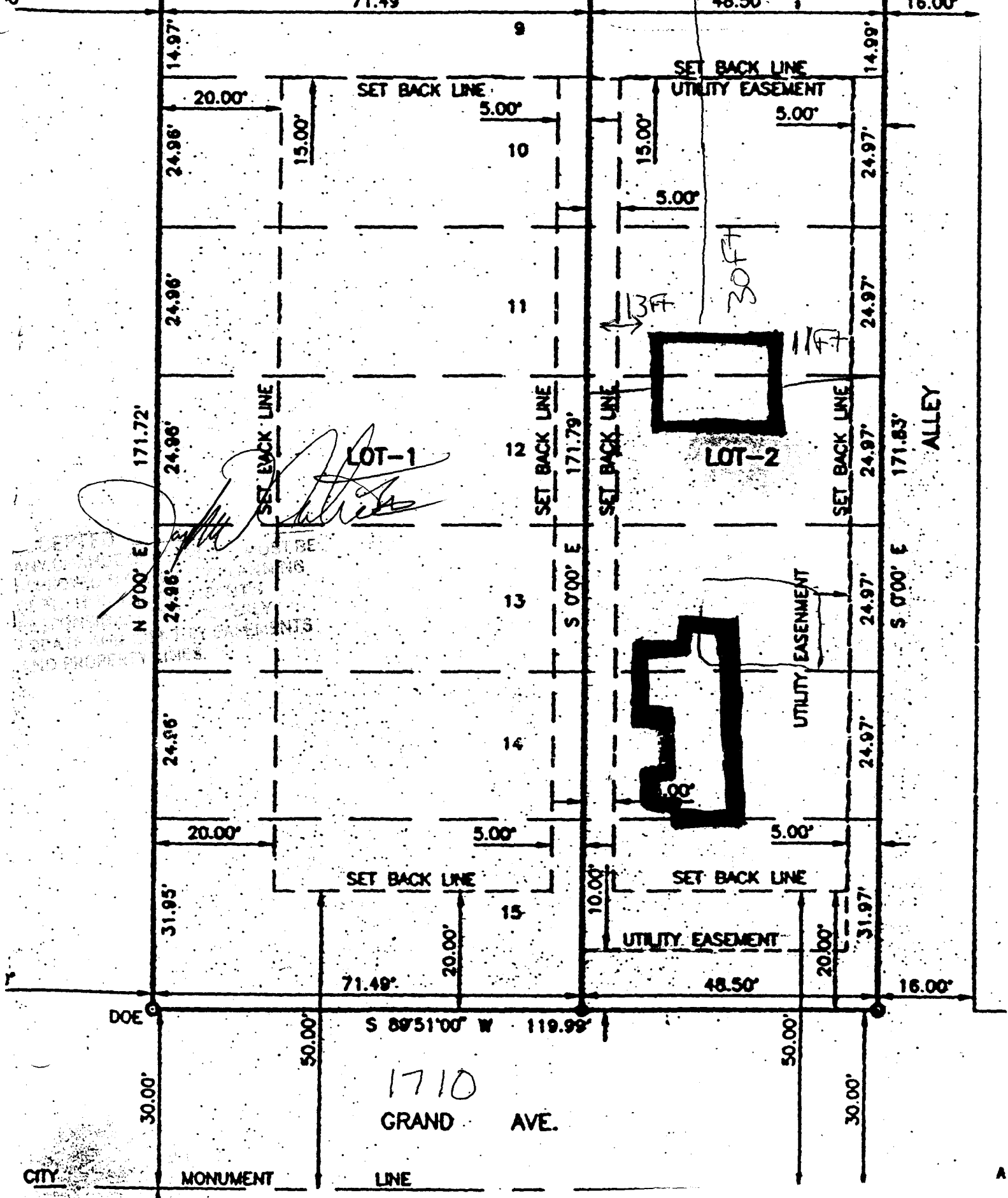
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1710 Grand Avenue

2

209.1

LOT 9  
N 89°49'51" E 119.99'



LOT-1

LOT-2

ALLEY

1710  
GRAND AVE.

CITY MONUMENT LINE

A