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BLDG PERMIT NO. 69884

GA

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

BLDG ADDRESS <u>1667 Laveta St.</u>	TAX SCHEDULE NO. <u>2945-233-07-013</u>
SUBDIVISION <u>Richard M. Joachims</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1200</u>
FILING BLK <u>3</u> LOT <u>34-36</u>	SQ. FT. OF EXISTING BLDG(S) <u>650</u>
(1) OWNER <u>Myles Martin</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1667 Laveta St.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>3</u> AFTER: <u>3</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-3515</u>	USE OF EXISTING BLDGS <u>Living (Kitchen, bath, 2 bedrooms)</u>
(2) APPLICANT <u>↓</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Addition outward & upward (Living room, Laundry, Bed + Bathroom)</u>
(2) ADDRESS	
(2) TELEPHONE	

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 <u>RMF-11c</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>10'</u> from PL, Rear <u>20'</u> from PL	Special Conditions _____
Maximum Height <u>36'</u>	CENSUS <u>8</u> TRAFFIC <u>80</u> 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 <u>Myles W. Martin</u>	Date <u>4-29-99</u>
Department Approval <u>A. Valdez</u>	Date <u>4-29-99</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting <u>Debi Overholt</u>	Date <u>4-29-99</u>
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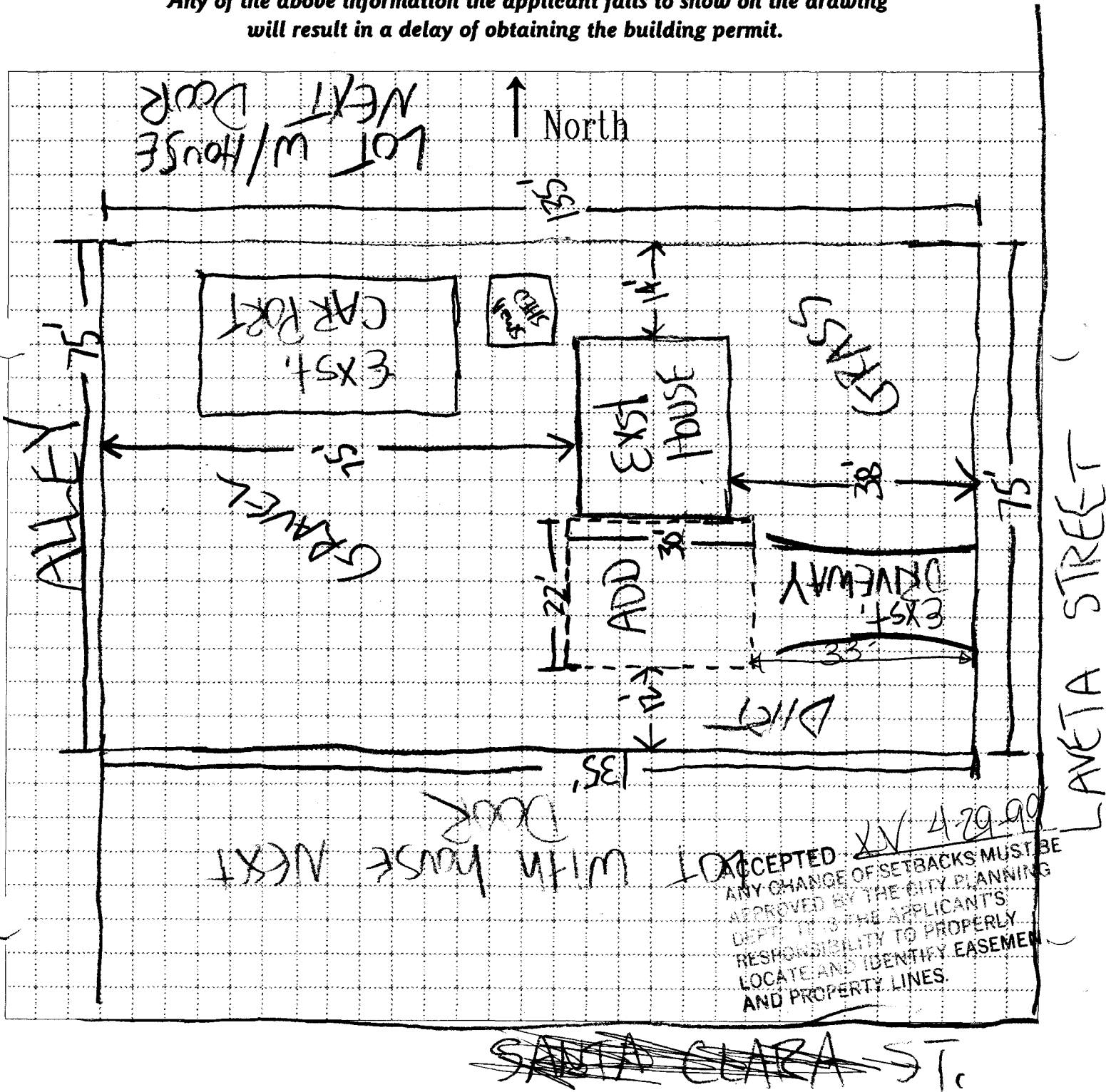
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

1. An outline of the **property lines** with dimensions. [M]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. [✓]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). [✓]
4. All **easements** and **rights-of-way** on the property. [✓]
5. All **other structures** on the property. [✓]
6. All **streets** adjacent to the property and street names [✓]
7. All existing and proposed **driveways**. [✓]
8. Location of existing and/or **proposed parking** and **number of spaces**. [✓]

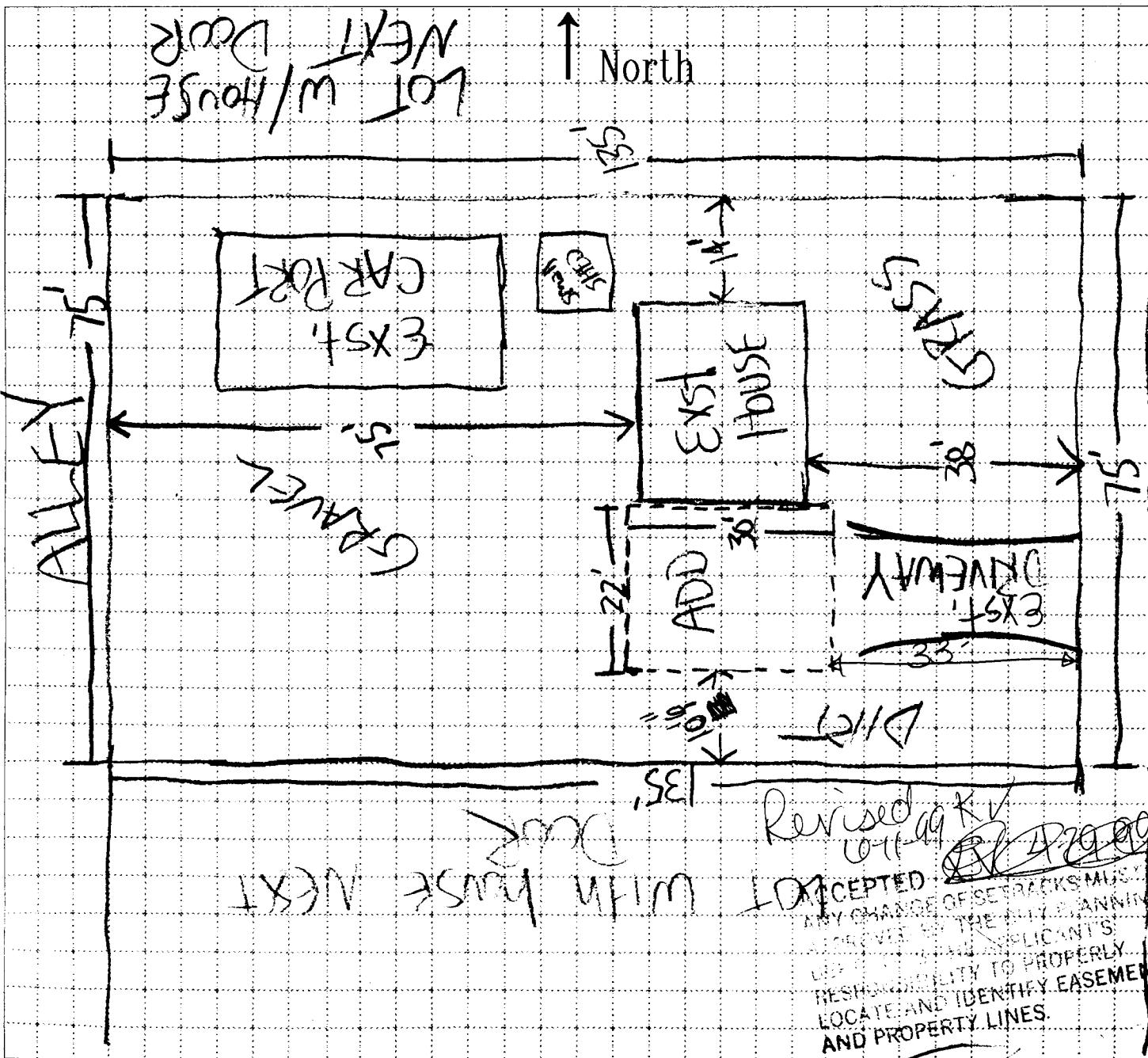
Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.



In the Space Below Please Neatly Draw a Site Plan Showing the Following:

1. An outline of the **property lines** with dimensions. ✓
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. [✓]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). [✓]
4. All **easements** and **rights-of-way** on the property. [✓]
5. All **other structures** on the property. [✓]
6. All **streets** adjacent to the property and street names [✓]
7. All existing and proposed **driveways**. [✓]
8. Location of existing and/or **proposed parking** and **number of spaces**. [✓]

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.



~~SANTA CLARA ST~~