

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 75808



EV

Your Bridge to a Better Community

BLDG ADDRESS 1820 N 15 GJ
 TAX SCHEDULE NO. 2945-123-01-018
 SUBDIVISION Residential
N. Sunnyvale Acres
 FILING BLK LOT 17
 (1) OWNER Robert Clifford
 (1) ADDRESS 1820 N 15 GJ
 (1) TELEPHONE 242-4241
 (2) APPLICANT Robert Clifford
 (2) ADDRESS 1820 N 15
 (2) TELEPHONE 242-4241

SQ. FT. OF PROPOSED BLDGS/ADDITION _____
 SQ. FT. OF EXISTING BLDGS 1,595
 TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 USE OF EXISTING BUILDINGS car storage
 DESCRIPTION OF WORK & INTENDED USE enclosing car port
 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-8
 Accessory
 SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL
 Maximum Height _____

Maximum coverage of lot by structures 70%
 Permanent Foundation Required: YES NO _____
 Parking Req'mt 2
 Special Conditions _____
 CENSUS 6 TRAFFIC B31 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 Robert Clifford Date 6-30-00
 Department Approval C. Fay Peterson Date 6-30-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>KHart</u>		Date	<u>6/30/00</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)

1820 N. 15th Street

100'

ACCEPTED *C. Tays Gibson*
ANY CHANGE OF RECORDS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



37 1/2 ft
↔

1149 W

3 ft.

70'

House

Door

(window)

89 1/2 W

Door

(window)

32 W

Current carport

40 ft
↘