

FEE \$	<u>10.00</u>
TCP \$	<u>—</u>
MF \$	<u>—</u>

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

BLDG PERMIT NO. 25624



*EX*

Your Bridge to a Better Community

BLDG ADDRESS 520 So. BROADWAY SQ. FT. OF PROPOSED BLDGS/ADDITION = 308  
 TAX SCHEDULE NO. 2947-224-00-028 SQ. FT. OF EXISTING BLDGS GARAGE = 528

SUBDIVISION ROBERTSON / MAVOR TOTAL SQ. FT. OF EXISTING & PROPOSED 2368  
 FILING MERIDIAN 42211 BLK 1 LOT 2 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) OWNER C. PELLER USE OF EXISTING BUILDINGS REZ.

(1) ADDRESS 520 So. BROADWAY DESCRIPTION OF WORK & INTENDED USE ADDITION AND REMODEL OF RSF 1 @ 520 So. BROADWAY  
 (1) TELEPHONE 245-1034 TYPE OF HOME PROPOSED:  
 (2) APPLICANT HOMESWNER  Site Built  Manufactured Home (UBC)  
 (2) ADDRESS SAME  Manufactured Home (HUD)  
 (2) TELEPHONE SAME  Other (please specify) EXISTING FRAME HM.

**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-2 Maximum coverage of lot by structures 3090

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or — from center of ROW, whichever is greater

Side: 15' from PL, Rear 30' from PL Parking Req'mt —

Maximum Height 35' Special Conditions —

CENSUS 140 TRAFFIC 65 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 C. Peller Date 6/16/00

Department Approval [Signature] Date 6/16/00

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/16/00</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)

**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.**

