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| FEE \$ | 10 | — |
| TCP \$ | — | — |
| SIF \$ | — | — |

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

BLDG PERMIT NO. 75831



OK

Your Bridge to a Better Community

BLDG ADDRESS 1215 GRAND AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 240
 TAX SCHEDULE NO. 2945-133-04-002 SQ. FT. OF EXISTING BLDGS 1400
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1640
 FILING 2 BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 2 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER RANDY REX USE OF EXISTING BUILDINGS SINGLE FAMILY
 (1) ADDRESS 1215 GRAND AVE DESCRIPTION OF WORK & INTENDED USE 12'x20' DETACHED GARAGE
 (1) TELEPHONE 245-5843 TYPE OF HOME PROPOSED:
 (2) APPLICANT LEITER CONSTRUCTION, INC _____ Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS 355 25th Rd, GD JCT _____ Manufactured Home (HUD)
 (2) TELEPHONE 242-3571 _____ 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 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES — NO _____
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 2 TRAFFIC 36 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 Keith Luter Date 6-28-2000
 Department Approval C. Faye Wilson Date 7-5-00

| | | | |
|--|-----------------------|--|-----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>no use</u> |
| Utility Accounting | <u>Dottie Kanover</u> | | Date <u>7-5-00</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)

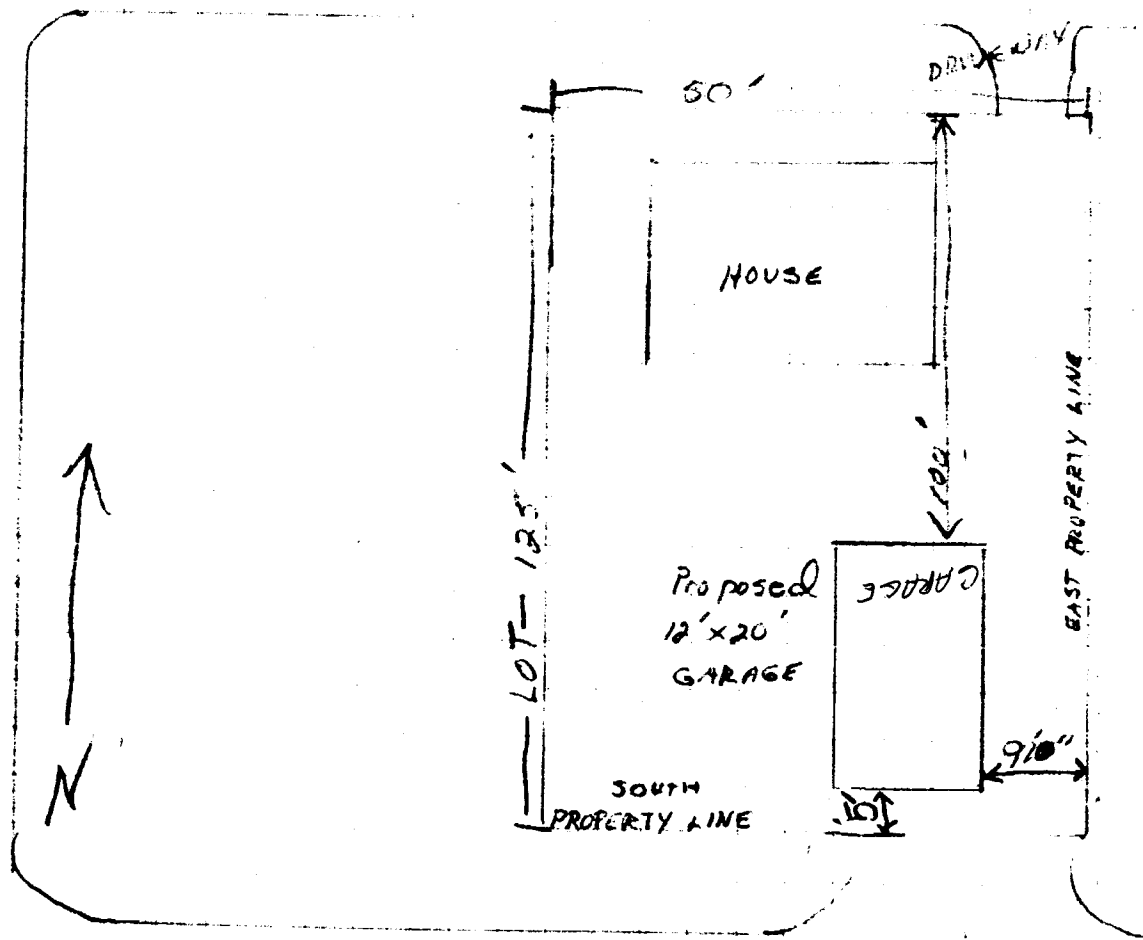
GRAND AVE (Front)

ACCEPTED *P. Faye Wilson*
ANY CHANGE OF SETBACKS MUST
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Drive OK
EH
6/29/00

1215 Grand
Ave

127N 57



ALLEY