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

BLDG PERMIT NO. 76052



ex

BLDG ADDRESS 1502 LOWELL LN. SQ. FT. OF PROPOSED BLDGS/ADDITION 130^{sq}'
 TAX SCHEDULE NO. 2945-013-03-007 SQ. FT. OF EXISTING BLDGS 1800
 SUBDIVISION TREEHAVEN TOTAL SQ. FT. OF EXISTING & PROPOSED 1930
 FILING BLK LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER JOHN MARTENS
 (1) ADDRESS 1502 LOWELL LN.
 (1) TELEPHONE 245-2172
 (2) APPLICANT JAMES HAAS CONST.
 (2) ADDRESS 3247 WHITE AV. #1
CLIFTON, CO. 81520
 (2) TELEPHONE 434-7527
 USE OF EXISTING BUILDINGS RES.
 DESCRIPTION OF WORK & INTENDED USE PORCH (COV.)
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) REMODEL

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)
 or from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL
 Maximum Height
 Permanent Foundation Required: YES NO
 Parking Req'mt 2
 Special Conditions
 CENSUS 10 TRAFFIC 21 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 James M. Haas Date 7-18-00
 Department Approval C. Faye Johnson Date 7-19-00

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting <u>J. Adams</u>	Date <u>7-19-00</u>		

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

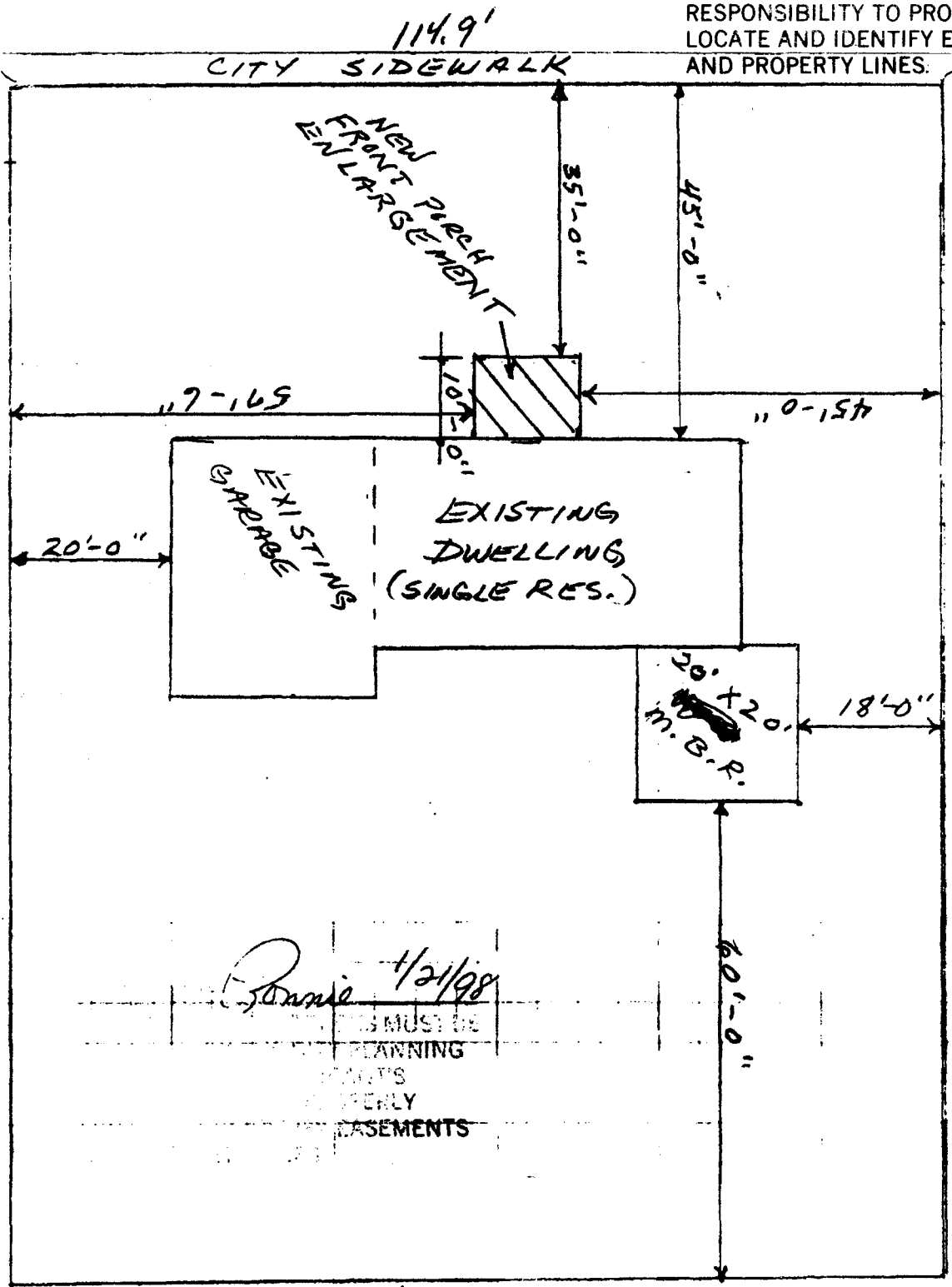
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

15 STREET

7/19/00
C. Y. Daye Wilson

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

FRONT
LOWELL LANE



1502 Lowell Ln

RSF-8

2945-013-03-007

SCALE
1/4" = 5'-0"

1502 LOWELL LN
G.J.CO. 81506
245-2172

9/24