

FEE \$	10.00
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 766 03



Your Bridge to a Better Community

BLDG ADDRESS 903 Main St SQ. FT. OF PROPOSED BLDGS/ADDITION 4800-  
to existing  
 TAX SCHEDULE NO. 2945-144-22-001 SQ. FT. OF EXISTING BLDGS 1800 sq  
 SUBDIVISION City TOTAL SQ. FT. OF EXISTING & PROPOSED 1848 sq ft.  
 FILING - BLK 113 LOT 1,2 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER STEVEN M. REIMER NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 903 MAIN ST. USE OF EXISTING BUILDINGS Home  
 (1) TELEPHONE 970-241-8720 DESCRIPTION OF WORK & INTENDED USE interior bath  
w/ some ext. wall  
 (2) APPLICANT JAMIE TYPE OF HOME PROPOSED: modern.  
 (2) ADDRESS /  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 (2) TELEPHONE /  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**

*cul* ZONE B-2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 15 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0' from PL, Rear 0' from PL Parking Req'mt 2  
 Maximum Height \_\_\_\_\_ Special Conditions 150 sq addition can be  
added per 3.8.3. a.  
 CENSUS 2 TRAFFIC 41 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).

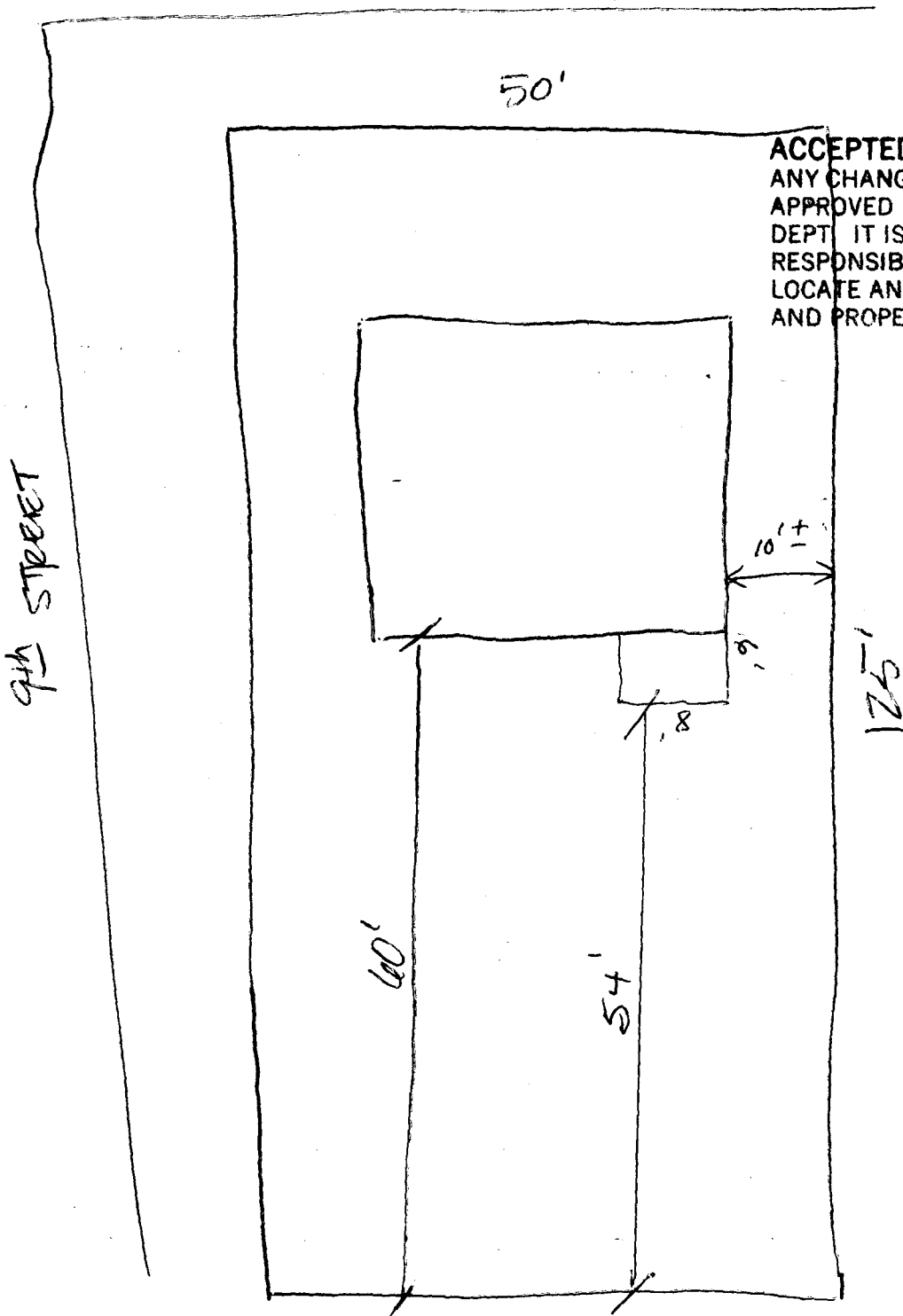
Applicant Signature [Signature] Date 8-29-00  
 Department Approval Ronnie Date 8-29-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Use No Chg in</u>
Utility Accounting <u>[Signature]</u>		Date <u>8/29/00</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)

MAIN STREET



ACCEPTED *Ronnie*  
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.

8/29/0

903 MAIN STREET

NTS