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

BLDG PERMIT NO. 75572



EX

Your Bridge to a Better Community

BLDG ADDRESS 1163 Santa Clara SQ. FT. OF PROPOSED BLDGS/ADDITION 300 sq ft
 TAX SCHEDULE NO. 2945-234-07-019 SQ. FT. OF EXISTING BLDGS ~~1150~~ 1150 sq ft
 SUBDIVISION Lampite Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1450 sq ft
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Donald Lungs *Surge* NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 1163 Santa Clara USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE 2412007 DESCRIPTION OF WORK & INTENDED USE Include Carpet
 (2) APPLICANT Don Lungs TYPE OF HOME PROPOSED:
 (2) ADDRESS 1163 Santa Clara _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 2412007 _____ Other (please specify) existing

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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 0'/5' from PL, Rear 5' from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions enclosing existing
 CENSUS B TRAFFIC 80 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).

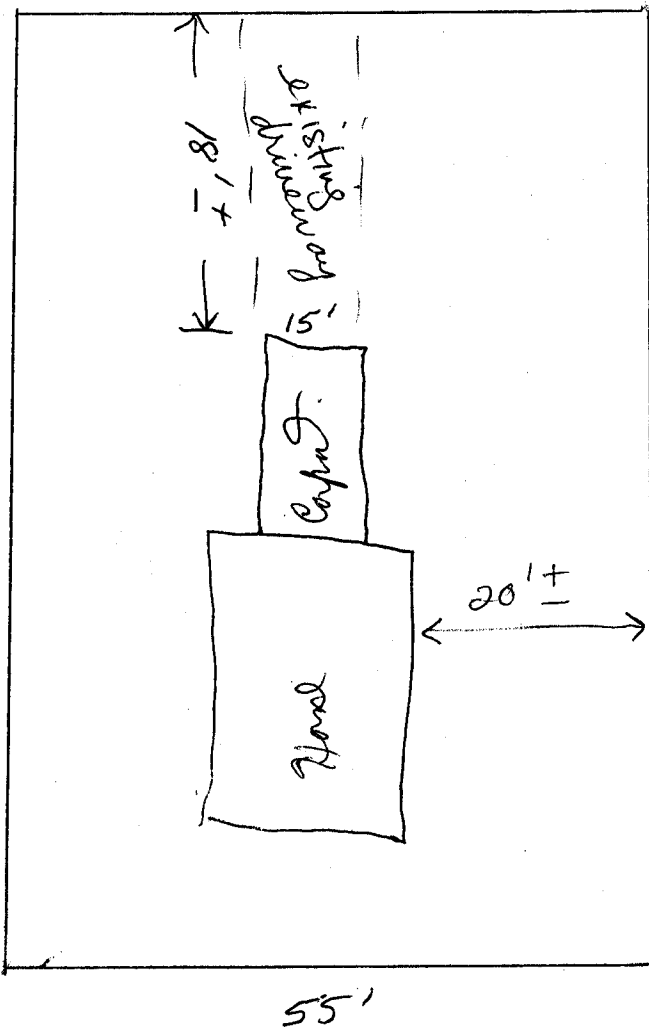
Applicant Signature Donald Lungs Date 6-16-00
 Department Approval Ronnie Edwards Date 6-16-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>existing acct #</u>
Utility Accounting	<u>What</u>	Date	<u>6/16/00</u> <u>20433-13094</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)

1163 Santa Clara



80'

20'±

55'

Lambert

existing blp

ACCEPTED Ronnie 6/16/00
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.