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TCP \$	—
SIF \$	—

Carport Add.
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures) *Single family*
Community Development Department

BLDG PERMIT NO. 74440



Your Bridge to a Better Community

BLDG ADDRESS 634 TELLER SQ. FT. OF PROPOSED BLDGS/ADDITION 182 sq ft
 TAX SCHEDULE NO. 2945-142-07-008 SQ. FT. OF EXISTING BLDGS 1500
 SUBDIVISION City of G.J. TOTAL SQ. FT. OF EXISTING & PROPOSED 1682
 FILING — BLK 17 LOT 25:26 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER Tom Lefermans USE OF EXISTING BUILDINGS HOME
 (1) ADDRESS 634 TELLER DESCRIPTION OF WORK & INTENDED USE CARPORT
 (1) TELEPHONE 957 1190 TYPE OF HOME PROPOSED:
 (2) APPLICANT LARRY LEFERMAN Site Built Manufactured Home (UBC)
 (2) ADDRESS 634 TELLER Manufactured Home (HUD)
 (2) TELEPHONE 957 1190 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-32 **PAYD** Maximum coverage of lot by structures 60%
MAR 22 2000 Permanent Foundation Required: YES NO
CME SETBACKS: Front 20 from property line (PL) or 45 from center of ROW, whichever is greater
 Side 10' from PL, Rear 20' from PL Parking Req'mt _____
 Maximum Height 36' Special Conditions See attached code Sec.
 CENSUS 3 TRAFFIC 35 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).

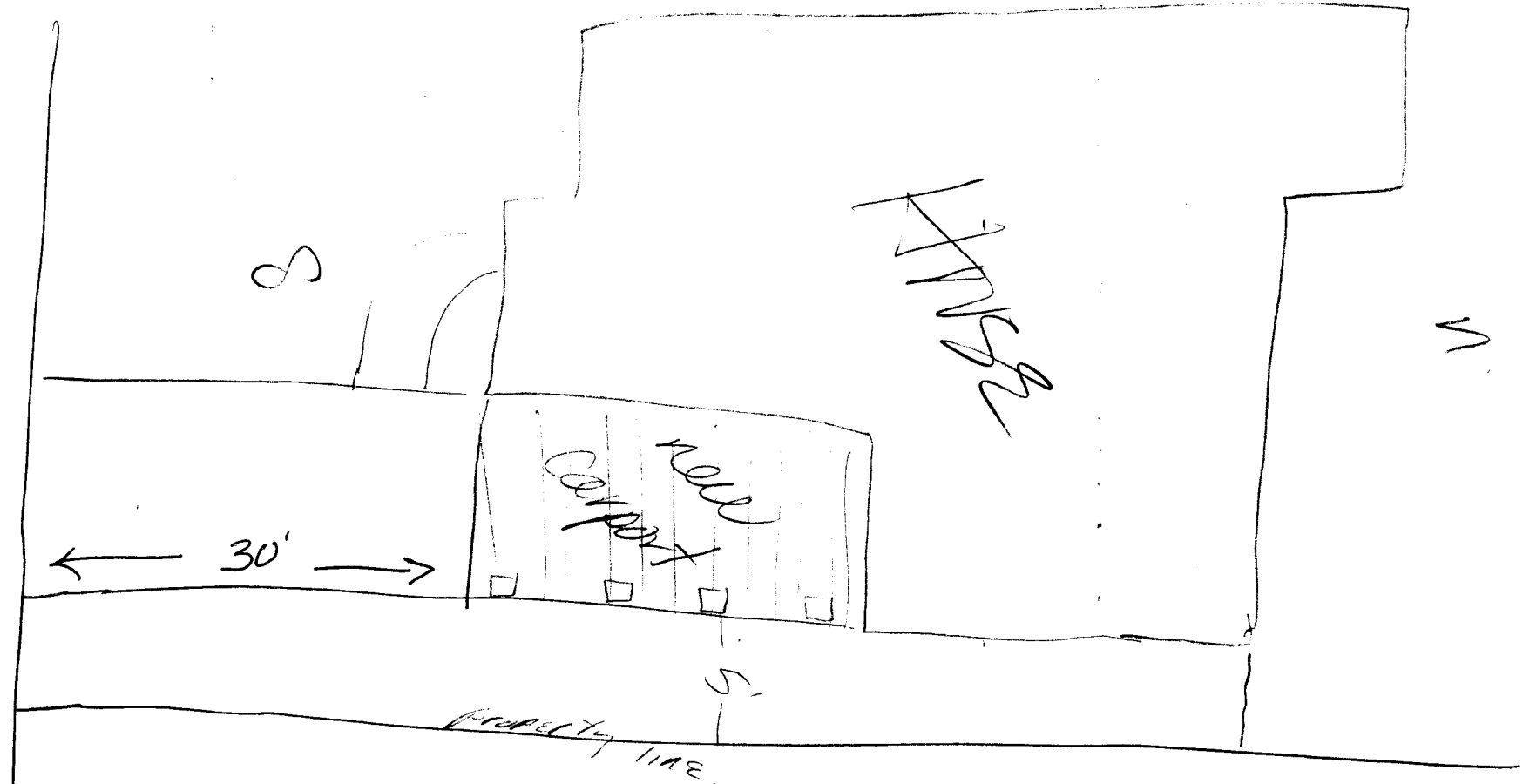
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3-22-00
 Department Approval [Signature] Date 3-22-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>No charge</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/21/00</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)



ACCEPTED SLP 3-22-00
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.

6. To encourage solar energy uses.
- B. The property owner shall provide the Administrator with a survey by a Colorado-licensed land surveyor to determine minimum setbacks, unless the setbacks can be determined through other means.
 - C. Front yard setback requirements vary, depending on the classification of the abutting street/road as set forth in the adopted plans and policies. The minimum allowable front yard setback for all residential zone districts shall be twenty feet from the property line or the setback required in the specific zone, whichever is greater.
 - D. Structures shall meet the front yard setback from all abutting streets.
 - E. Architectural features such as cornices, canopies, eaves, or similar features may extend four feet or less into a required setback, but in no case closer than three feet to any lot line.
 - F. Porches, patios or decks which are open and uncovered may extend into any required setback area not more than six feet but in no case closer than three feet to any property line.
 - G. Carports may be located within the required side yard or rear yard setback area up to one-half of the required setback for principal structures but in no case closer than three feet to the lot line. That portion of a carport which intrudes into the required setback shall remain open.
 - H. Fire escapes may extend six feet or less into a required setback.
 - I. Accessory structures on the front half of a parcel must meet all principal structure setbacks.
 - J. More than one contiguous parcel of land in the same ownership may be used for a principal use and to satisfy setback requirements for structures, provided that the owner records an instrument, approved by the City Attorney, attaching the necessary area of the adjacent parcel to the parcel on which the principal use is situated.
 - K. The following special setbacks shall apply where applicable:
 1. Fourth and Fifth Streets between Ute Avenue and Belford Avenue, as legs of a one-way pair, shall be treated as collector streets for the purpose of setback calculations.
 2. Ute and Pitkin Avenue, as a State-designated highway and legs of a one-way pair, shall require a minimum setback of fifty feet from the centerline of the right-of-way.
 3. On corner lots, in areas where an existing parkway strip exceeds ten feet in width between a sidewalk and the curb, the front yard setback on a side street may be varied by the Administrator under the following conditions and restrictions. A side street shall