

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	—

**PLANNING CLEARANCE**

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

BLDG PERMIT NO. 78429



Your Bridge to a Better Community

BLDG ADDRESS 2760 N. 15<sup>th</sup> St. SQ. FT. OF PROPOSED BLDGS/ADDITION 26' x 30'  
 TAX SCHEDULE NO. 2945-013-00-066 SQ. FT. OF EXISTING BLDGS 24' x 24'  
 SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 26' x 30'  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) OWNER James + Heidi Hannon USE OF EXISTING BUILDINGS Home + garage  
 (1) ADDRESS 2760 N 15<sup>th</sup> St. DESCRIPTION OF WORK & INTENDED USE demo existing  
 (1) TELEPHONE 257-1652 TYPE OF HOME PROPOSED: + replace w/ new-  
 (2) APPLICANT Same As Above \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) ADDRESS \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_  Other (please specify) New Garage

**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 X  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL, Rear 5' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 35' accessory 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 JHannon Date 1-22-01  
 Department Approval Bonnie Edwards Date 1-22-01

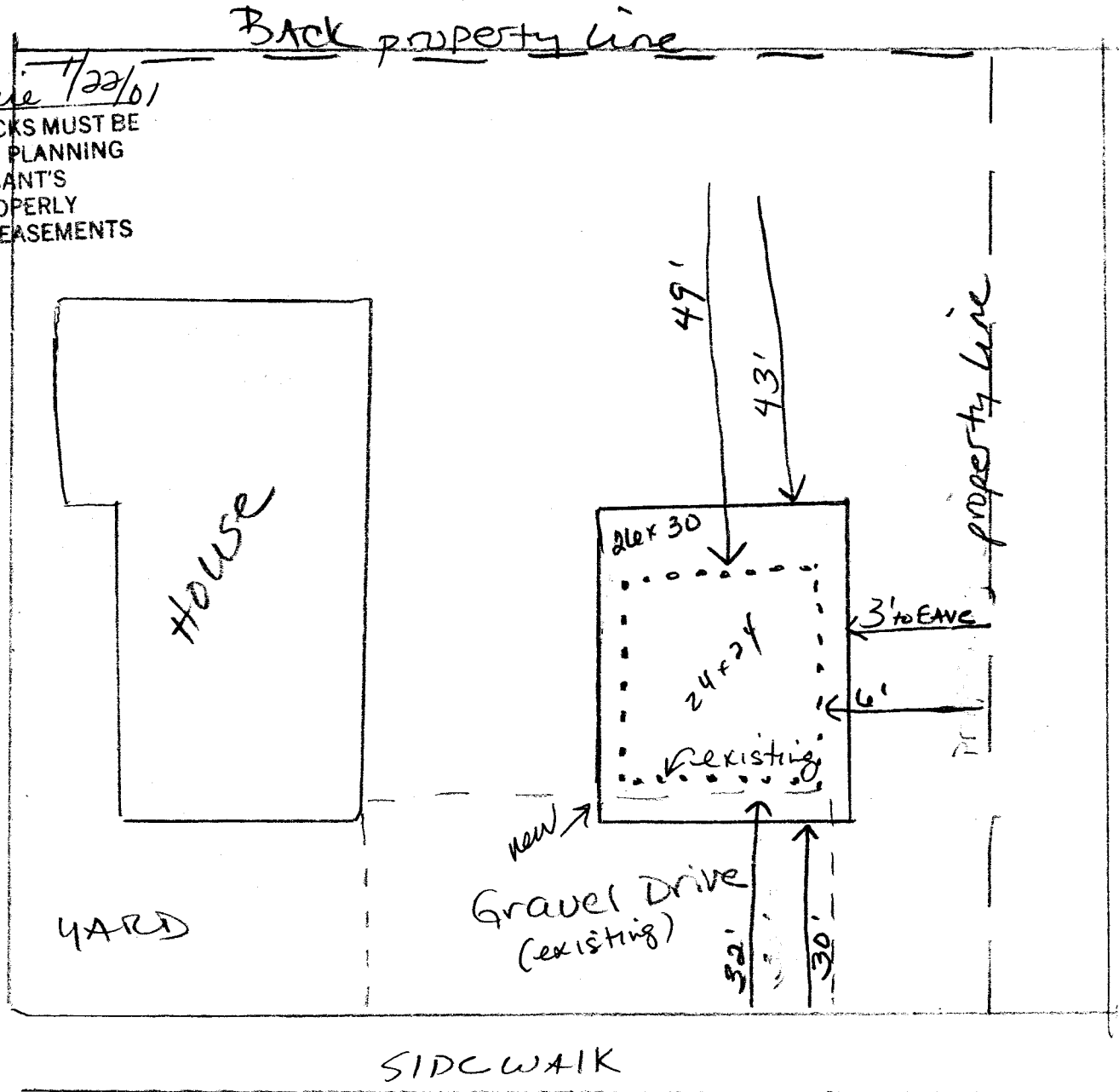
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>no charge</u>
Utility Accounting	<u>OK</u>	Date	<u>1/22/01</u>

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 *Ronnie 7/22/01*  
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.

*Lowell Ln.*



SIDCWAIK

15th Street

*PATTERSON*

