

|                     |
|---------------------|
| FEE \$ <u>10.00</u> |
| TCP \$              |
| SIF \$              |

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 80084



Your Bridge to a Better Community

35342197

BLDG ADDRESS 440 N. 17th St. SQ. FT. OF PROPOSED BLDGS/ADDITION 100 SF  
 TAX SCHEDULE NO. 2945-121-26-004 SQ. FT. OF EXISTING BLDGS 1,300  
 SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 1,410  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 (1) OWNER Terry Tormey USE OF EXISTING BUILDINGS Home / Garage  
 (1) ADDRESS 440 N. 17th St. DESCRIPTION OF WORK & INTENDED USE Demo patio / new enclosed porch  
 (1) TELEPHONE 970-245-0759 TYPE OF HOME PROPOSED:  
 (2) APPLICANT Terry Tormey  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) ADDRESS Same \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE Same \_\_\_\_\_ 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 8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 6 TRAFFIC 28 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 5/29/01  
 Department Approval [Signature] Date 5/29/01

|  |                         |  |                           |
|--|-------------------------|--|---------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                     | NO <input checked="" type="checkbox"/> | W/O No. <u>patio only</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>May 29 2001</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)

House

Existing electrical service  
to be moved to exterior of  
new structure

Existing covered patio  
to be demolished and  
replaced with an  
enclosed back porch

New electrical service

8'8"

12'6"

3'6"

41' 10"

Property line

Fence line

Property line

Garage

*Mishi Aragon 5/29/01*  
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.