

FEE \$ <u>10.00</u>
TCB \$
SIF \$

# PLANNING CLEARANCE

BLDG PERMIT NO. 81571

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



Your Bridge to a Better Community

9705-6009

BLDG ADDRESS 1735 N. 18<sup>TH</sup> ST. SQ. FT. OF PROPOSED BLDGS/ADDITION 178.5 } FRONT } PARCEL

TAX SCHEDULE NO. 2945-123-08-005 SQ. FT. OF EXISTING BLDGS 119.0 } PARCEL

SUBDIVISION ELMWOOD PLAZA TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK 3 LOT 18 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER GORE NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 1735 N. 18<sup>TH</sup> ST. USE OF EXISTING BUILDINGS RES - ENLARGE FRONT PORCH

(1) TELEPHONE 245-0306 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

(2) APPLICANT JAMES HAAS CONST. TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 3221 WHITE AV. CLIFTON

(2) TELEPHONE 434-7527 261-0420

**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 \_\_\_\_\_

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 6 TRAFFIC 31 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 James M. Haas Date \_\_\_\_\_

Department Approval C. Fay Johnson Date 9/17/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Collected</u>	Date	<u>9-17-01</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)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1- An outline of the PROPERTY LINES with dimensions
- 2- An outline of the PROPOSED STRUCTURE with its dimensions
- 3- The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines
- 4- ALL EASEMENTS or RIGHTS-OF-WAY on the property
- 5- All other STRUCTURES on the property
- 6- All STREETS and ALLEYS adjacent to the property and street names
- 7- All existing and proposed DRIVEWAYS
- 8- An arrow indicating North

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE

