

FEE \$	10.00
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 79567



Your Bridge to a Better Community

BLDG ADDRESS 2248 N 20th St SQ. FT. OF PROPOSED BLDGS/ADDITION 0

TAX SCHEDULE NO. 2945-121-17-001 SQ. FT. OF EXISTING BLDGS 1760

SUBDIVISION Sungold Park Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1760

FILING     BLK 0 LOT 22 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction PATD  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction TB

(1) OWNER Lanita Renfro APR 23 2001

(1) ADDRESS 2223 1/2 HRD 81505

(1) TELEPHONE 242-1547 USE OF EXISTING BUILDINGS single family use -

(2) APPLICANT Same DESCRIPTION OF WORK & INTENDED USE finishing wall in basement -

(2) ADDRESS     TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) no separate kitchen

(2) TELEPHONE    

**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 X

SETBACKS: Front     from property line (PL) Permanent Foundation Required: YES NO  
 or     from center of ROW, whichever is greater

Side     from PL, Rear     from PL Parking Req'mt 2

Maximum Height     Special Conditions interior only

CENSUS 6 TRAFFIC 28 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 4-23-01

Department Approval [Signature] Date 4-23-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensley</u>	Date	<u>4/23/01</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)