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# PLANNING CLEARANCE

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

BLDG PERMIT NO. 78385



Your Bridge to a Better Community

BLDG ADDRESS 457 31 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 128 sq ft  
TAX SCHEDULE NO. 2943-1661-00-215 SQ. FT. OF EXISTING BLDGS 1300 sq ft  
SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 2028  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
Before: 1 After: 2 this Construction  
(1) OWNER John + Donna Moore NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 2 this Construction  
(1) ADDRESS 457 31 Rd USE OF EXISTING BUILDINGS Home  
(1) TELEPHONE (970) 523-8574 DESCRIPTION OF WORK & INTENDED USE Garage Storage  
(2) APPLICANT SAME TYPE OF HOME PROPOSED:  
(2) ADDRESS \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) Site Built Garage  
(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-5 Maximum coverage of lot by structures 0090  
SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 3' from PL, Rear 15' from PL Parking Req'mt \_\_\_\_\_  
Maximum Height 35' Special Conditions \_\_\_\_\_  
CENSUS 8 TRAFFIC 57 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 Donna Moore Date 1/18/01  
Department Approval Steve Wagon Date 1/18/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no change</u>
Utility Accounting <u>CM Cole</u>		Date <u>1/18/01</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  
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.

*Missie Wagner 1/18/01*

*North*

