

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

50x140'
BLDG PERMIT NO. 83159



Your Bridge to a Better Community

186 99-11985

BLDG ADDRESS 1644 Laveta St. SQ. FT. OF PROPOSED BLDGS/ADDITION 240

TAX SCHEDULE NO. 2945-233-06-009 SQ. FT. OF EXISTING BLDGS 800

SUBDIVISION Orchard Mesa Hts. TOTAL SQ. FT. OF EXISTING & PROPOSED 1040

FILING - BLK 2 LOT 18419 NO. OF DWELLING UNITS: /
Before: 1 After: 1 this Construction

(1) OWNER Marilyn Brinkley + E 15' vacated Laveta St. NO. OF BUILDINGS ON PARCEL
Before: 2 After: 2 this Construction

(1) ADDRESS 1644 LAVETA ST USE OF EXISTING BUILDINGS None

(1) TELEPHONE 241-6312 DESCRIPTION OF WORK & INTENDED USE add bedrooms

(2) APPLICANT Same TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(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 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 no change in use

CENSUS 13 TRAFFIC 80 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 Marilyn Brinkley Date 6-4-01

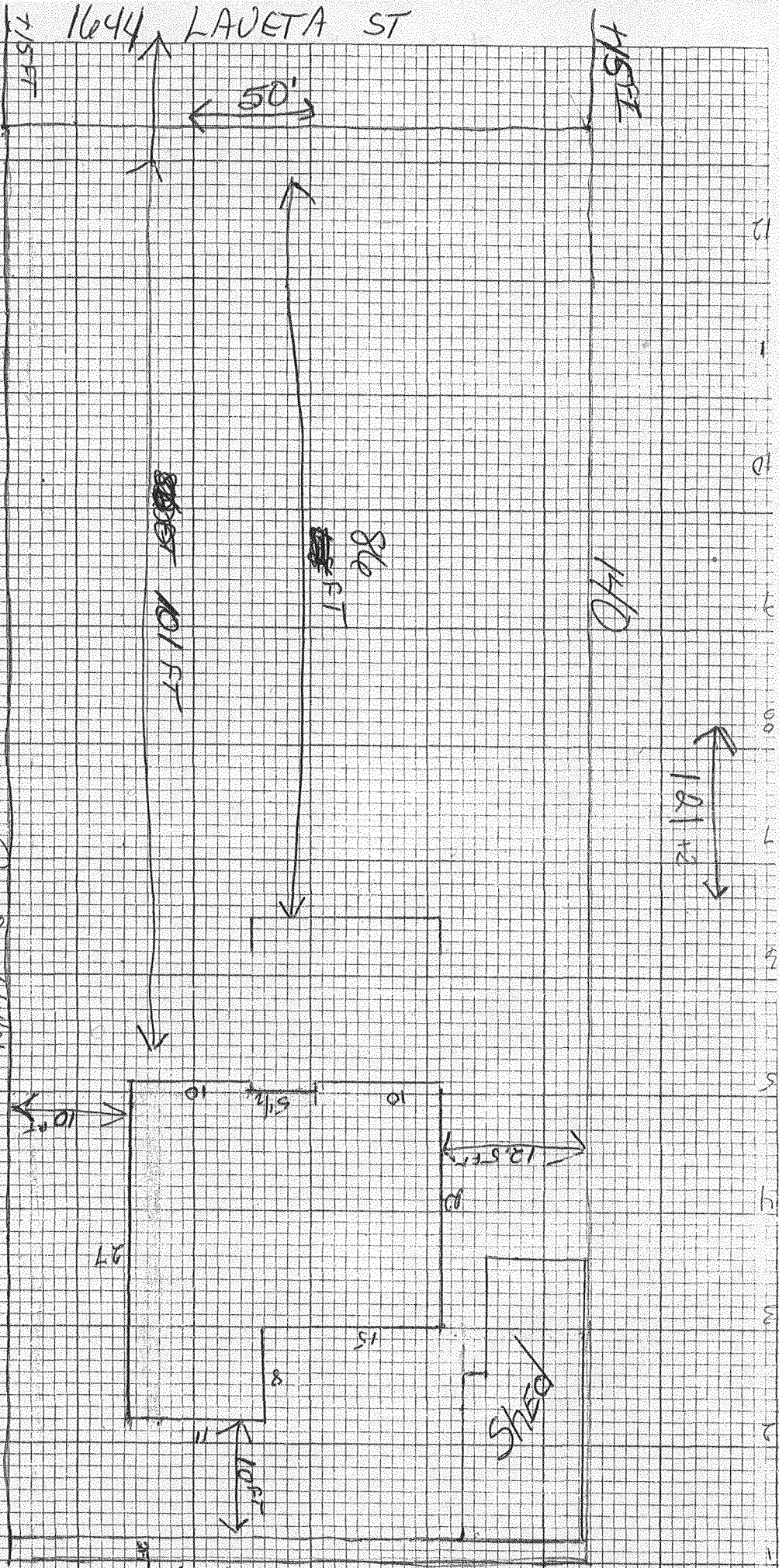
Department Approval Ponnie Edwards Date 6-4-01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>pass to Bath add bedrooms only</u>
Utility Accounting <u>Patricia Kanover</u>	Date <u>6-4-01</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)

1644 LAUREA ST



ACCEPTED *[Signature]* 4/4/01
 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.