

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 81797



Your Bridge to a Better Community

64549-734
 BLDG ADDRESS 952 Walnut

SQ. FT. OF PROPOSED BLDGS/ADDITION 252

TAX SCHEDULE NO. 2945-111-09-002

SQ. FT. OF EXISTING BLDGS 1288

SUBDIVISION _____

TOTAL SQ. FT. OF EXISTING & PROPOSED 1540

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:

(1) OWNER Jackie Pipe

Before: 1 After: 1 this Construction

(1) ADDRESS 952 Walnut

NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 241-9353

Before: 1 After: 1 this Construction

(2) APPLICANT Jesse Newton

USE OF EXISTING BUILDINGS House

(2) ADDRESS 963 Laura St.

DESCRIPTION OF WORK & INTENDED USE Deck / Extend caport

(2) TELEPHONE 858-0152

TYPE OF HOME PROPOSED:

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 principal/access Maximum coverage of lot by structures 60%

SETBACKS: Front 20'/25' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 5'/3' from PL, Rear 10'/5' from PL

Parking Req'mt _____

Maximum Height 35'

Special Conditions _____

CENSUS 5 TRAFFIC 27 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 10-5-91

Department Approval C. Jaye Johnson

Date 10/5/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>deck only</u>
Utility Accounting <u>[Signature]</u>		Date <u>10-5-01</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 **dotted lines** and **dimensions** of the proposed structure. []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). []
4. All **easements** and **rights-of-way** on the property. []
5. All **other structures** on the property. []
6. All **streets** adjacent to the property and street names []
7. All existing and proposed **driveways**. []
8. Location of existing and/or **proposed parking** and **number of spaces**. []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.

ACCEPTED *C. J. [Signature]* 10/5/01
 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

