


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

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 404 N. 15<sup>th</sup> St. SQ. FT. OF PROPOSED BLDGS/ADDITION 8 x 10 (deck) 15 x 20 (Green house)

TAX SCHEDULE NO. 2945-132-19-009 SQ. FT. OF EXISTING BLDGS 1800

SUBDIVISION City TOTAL SQ. FT. OF EXISTING & PROPOSED 2100

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

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

(1) ADDRESS 404 N. 15<sup>th</sup> St. USE OF EXISTING BUILDINGS single family

(1) TELEPHONE 255-0426 DESCRIPTION OF WORK & INTENDED USE green house + enclose deck

(2) APPLICANT Jennifer Hodges TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 404 N. 15<sup>th</sup> St.

(2) TELEPHONE 255-0426

**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 20/25 from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 5/3 from PL, Rear 10/5 from PL Parking Req'mt 2

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

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Jennifer Hodges Date 10/30/02

Department Approval Dayle Henderson Date 10-30-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Benseley</u>	Date <u>10/30/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

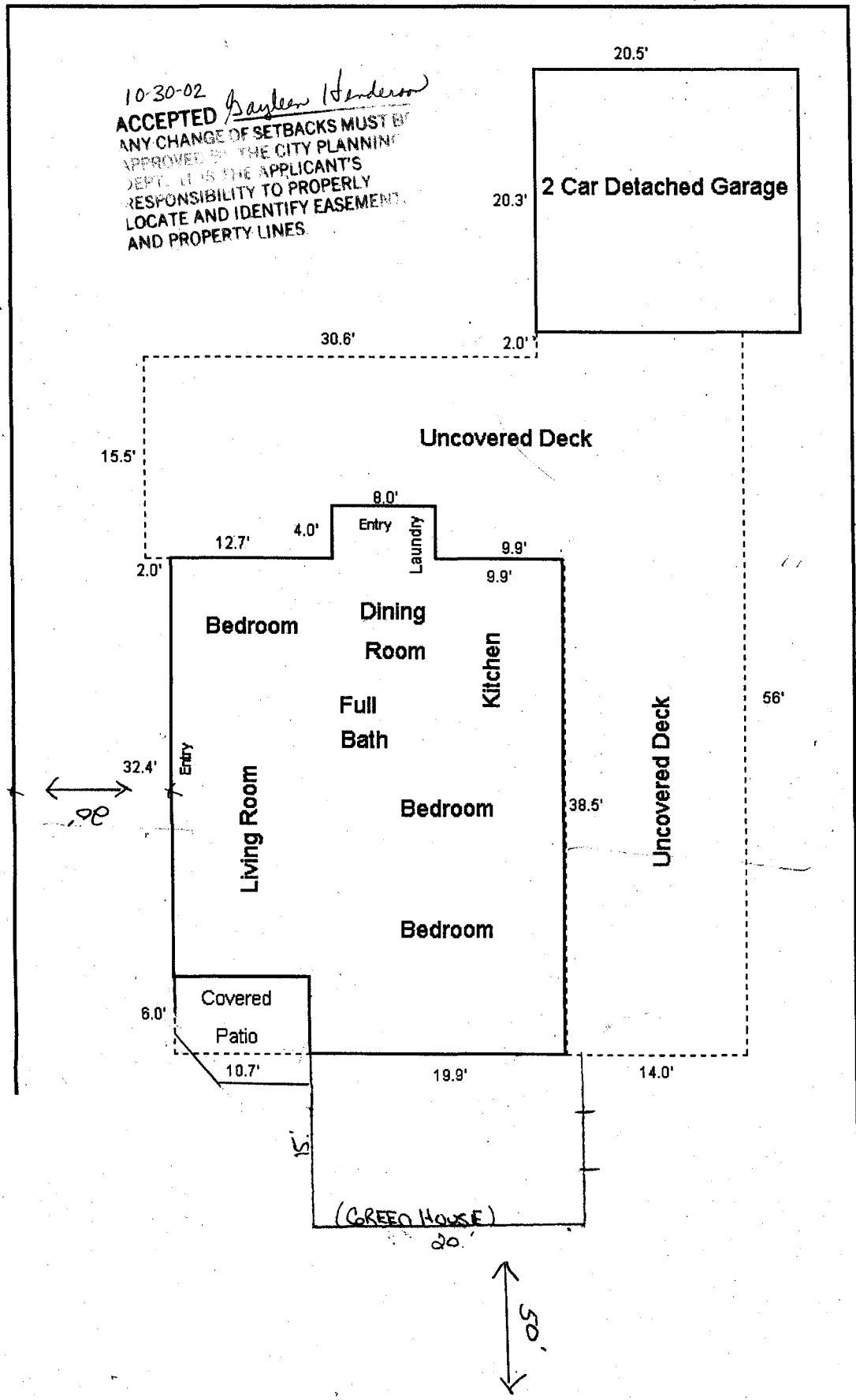
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

### Building Sketch

Borrower/Client: <b>Hodges, Jennifer</b>			
Property Address: <b>404 N. 16th Street</b>			
City: <b>Grand Junction</b>	County: <b>Mesa</b>	State: <b>CO</b>	Zip Code: <b>81501</b>
Lender: <b>Summit Mortgage</b>			

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10-30-02  
**ACCEPTED** *Bayle Henderson*  
 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.



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