

FEE \$ 10.00  
 TCP \$ 500.00  
 SIF \$ 0

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

BLDG PERMIT NO. 85518



02  
06  
01  
= 02  
81501

BLDG ADDRESS 630 N 17th SQ. FT. OF PROPOSED BLDGS/ADDITION 1344  
 TAX SCHEDULE NO. 2945-132-03-013 SQ. FT. OF EXISTING BLDGS None  
 SUBDIVISION Socombs TOTAL SQ. FT. OF EXISTING & PROPOSED 1344 2001  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS: 81501  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) OWNER ANDRIEST GERDA MARAS USE OF EXISTING BUILDINGS N/A  
 (1) ADDRESS 140 S. Peach Fanta CO 81521  
 (1) TELEPHONE 858-3968 DESCRIPTION OF WORK & INTENDED USE residence  
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:  
 (2) ADDRESS SAME  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE SAME \_\_\_\_\_ 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 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' 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 [Signature] Date 7/18/02  
 Department Approval C. Lape Gibson Date \_\_\_\_\_

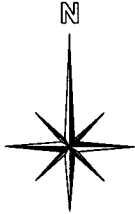
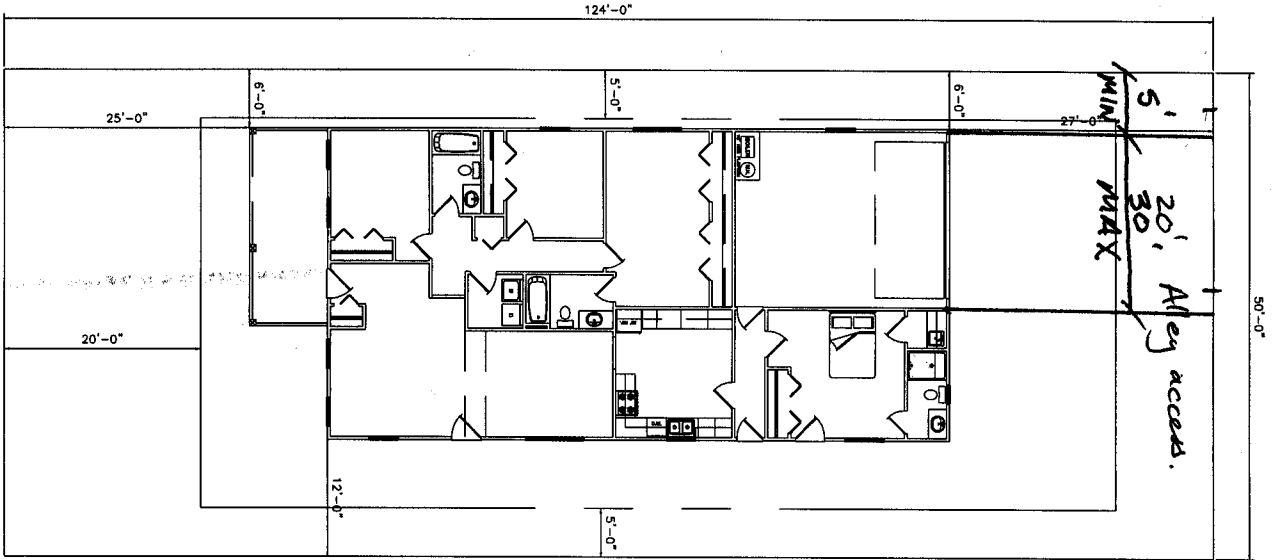
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15128</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/19/02</u>		

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)

*Done OK  
7-18-02*

630 **N** 17TH STREET



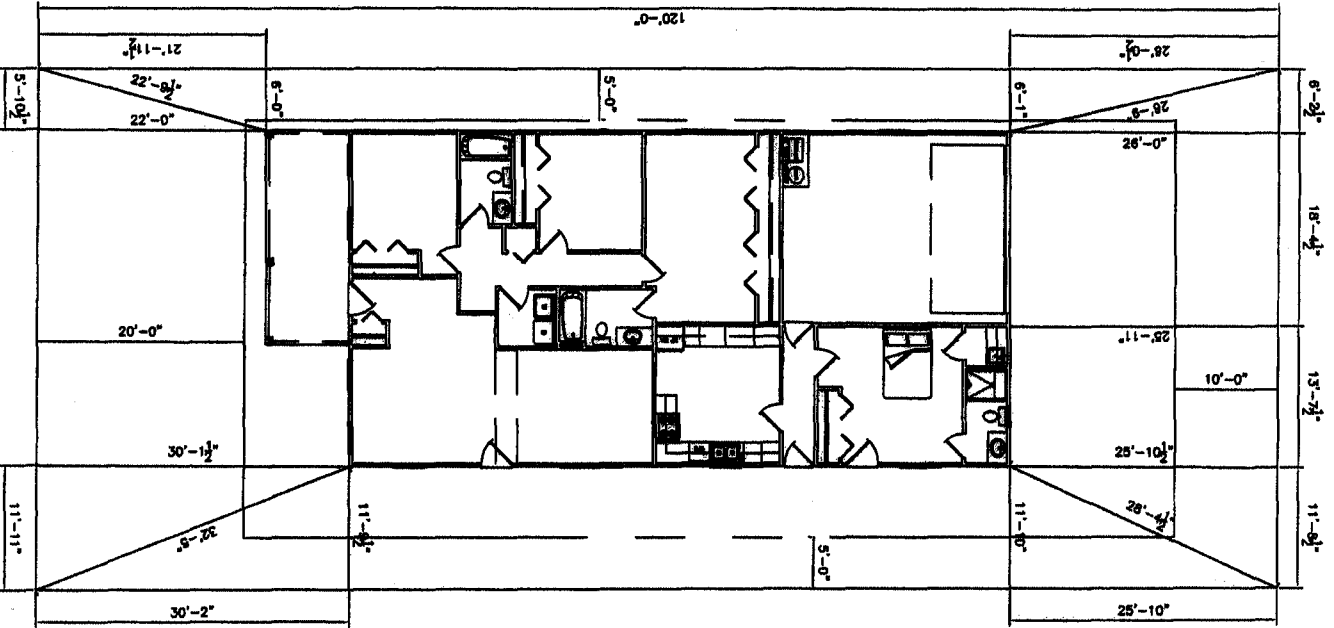
ACCEPTED *C. Faye Pulson*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

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

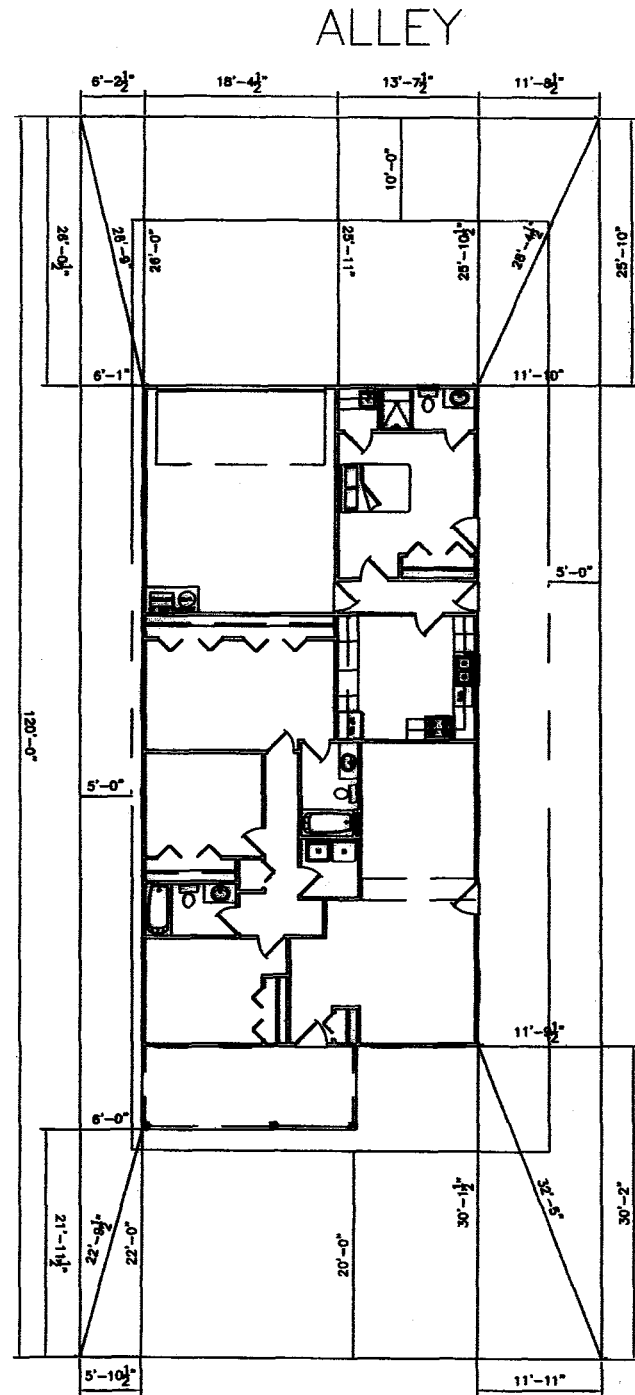
*Revised 8/14/02*  
*James DeBor*

\\fileserver\c2001\WORK FILES\ALL WORK\Maris - Andrew\17TH ST SITEPLAN.dwg, 08/14/2002 10:09:40 AM, HP LaserJet 1100

630 NORTH 17TH STREET



Revised 8/14/02  
 Clayton Olson  
 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



630 NORTH 17TH STREET