

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

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

BLDG PERMIT NO. 85081



Your Bridge to a Better Community

BLDG ADDRESS 1930 N 6<sup>TH</sup> ST SQ. FT. OF PROPOSED BLDGS/ADDITION 910-936  
TAX SCHEDULE NO. 2945-112-05-013 SQ. FT. OF EXISTING BLDGS ~~1440~~ 988  
SUBDIVISION Bookcliff Park TOTAL SQ. FT. OF EXISTING & PROPOSED ~~2370~~ 2390  
FILING \_\_\_\_\_ BLK 8 LOT 8 NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction  
(1) OWNER W.P. Price NO. OF BUILDINGS ON PARCEL  
Before: 2 After: 2 this Construction  
(1) ADDRESS 1930 N 6<sup>TH</sup> ST. USE OF EXISTING BUILDINGS \_\_\_\_\_  
(1) TELEPHONE 241-8086 DESCRIPTION OF WORK & INTENDED USE build garage  
(2) APPLICANT W.P. Price TYPE OF HOME PROPOSED:  
(2) ADDRESS 1930 N 6<sup>TH</sup> ST \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
(2) TELEPHONE 241-8086-261-0572 \_\_\_\_\_ 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-5 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 3' from PL, Rear 5' from PL Parking Req'mt 2  
Special Conditions \_\_\_\_\_  
Maximum Height 35' CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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).

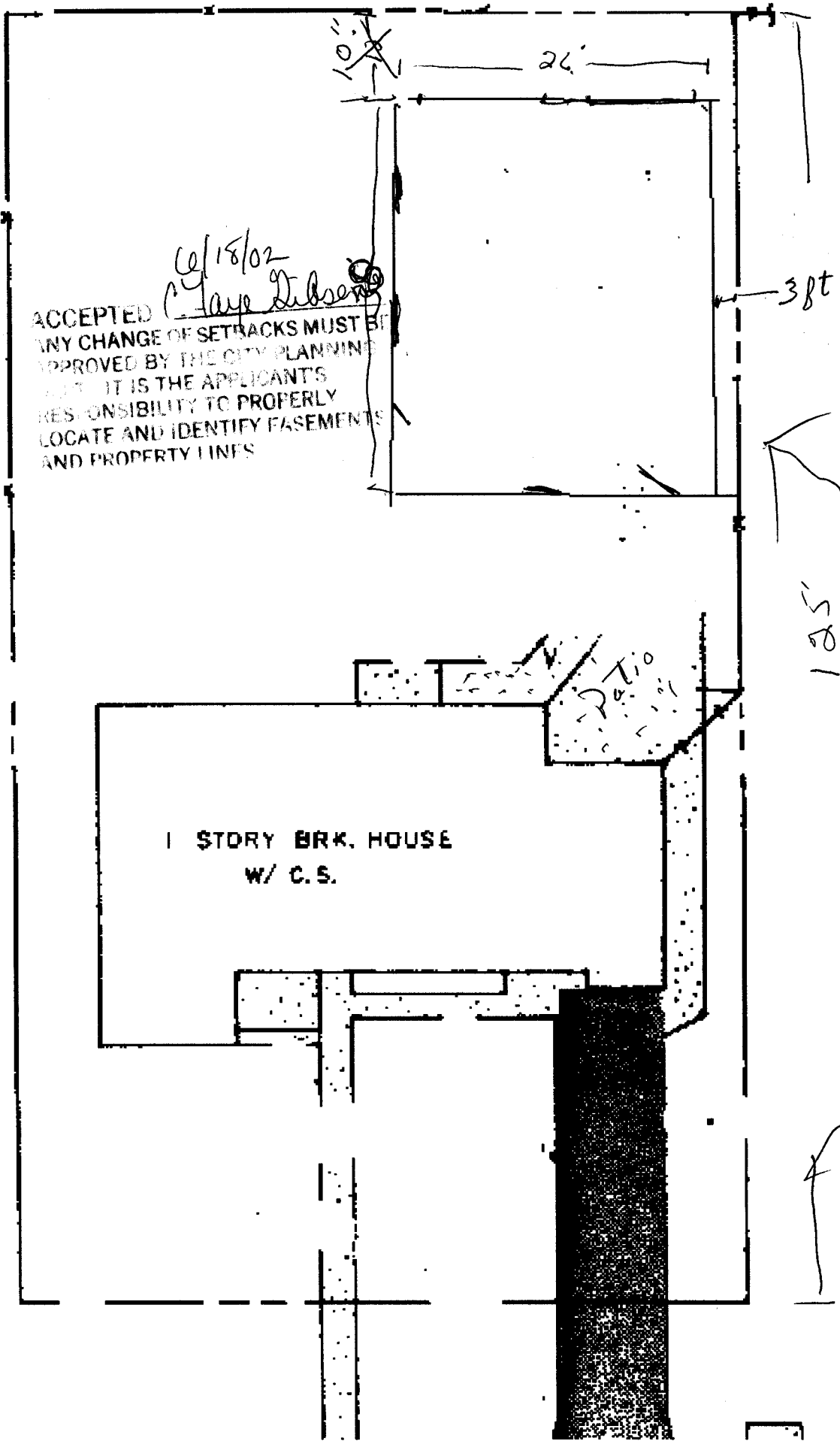
Applicant Signature W.P. Price Date June 17, 2002  
Department Approval C. Taysen Johnson Date 6/18/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>6/18/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

70' Alley



Ce/18/02  
 Accepted *Clare Tibsen*  
 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

N Coth St.