

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

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

BLDG PERMIT NO. 87027



Your Bridge to a Better Community

BLDG ADDRESS 727 N. 7TH ST. SQ. FT. OF PROPOSED BLDGS/ADDITION 138

TAX SCHEDULE NO. 2945-141-24003 SQ. FT. OF EXISTING BLDGS 2100

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 2238

FILING \_\_\_\_\_ BLK 39 LOTS 14+15 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER ROBERT JOHNSON NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 227 N. 7TH ST. USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE 245-0797 DESCRIPTION OF WORK & INTENDED USE ASIN Rev. 4  
 Putting in windows in

(2) APPLICANT LARRY ANDERSON TYPE OF HOME PROPOSED: existing porch  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)

(2) ADDRESS 1324 17 Rd. \_\_\_\_\_ Manufactured Home (HUD)

(2) TELEPHONE 245-0797  Other (please specify) ENCLOSED PORCH

**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 PD Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW whichever is greater

Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL Parking Req't \_\_\_\_\_

Maximum Height \_\_\_\_\_ Special Conditions No expansion

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 Larry Anderson Date 10-23-02

Department Approval C. Faye Nelson Date 10/28/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Bensley</u>		Date <u>11/6/02</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)

EAST

NOT TO SCALE

CURB. N. 7TH

SIDEWALK

6'x23'

26'8"

68'3"

34'3"

9'5"

16'6"

52'

12'6"

5'

12'

120'

ALLEY  
EAST TO WEST

731 N. 7TH  
HOUSES

FENCE

PARKING

10'

12'

ALLEY  
NORTH TO SOUTH

10/6/02  
*C. Jay Libon*  
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.