

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 2444 CORTLAND Ave SQ. FT. OF PROPOSED BLDGS/ADDITION APPROX. 8-10'  
 TAX SCHEDULE NO. 2945-011-24-010 SQ. FT. OF EXISTING BLDGS 1500 sq ft ~~248 sq ft~~  
 SUBDIVISION Apple Crest TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1300 sq ft~~ 1328 1580 sq ft  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 10 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) OWNER Sioux Black  
 (1) ADDRESS 2444 CORTLAND Ave  
 (1) TELEPHONE 242-2776 USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 (2) TELEPHONE \_\_\_\_\_  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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL, Rear 20' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 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 Sioux W Black Date 11-19-02  
 Department Approval Gayleen Henderson Date 11-19-02

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting	<u>J Adams</u>		Date <u>11-19-02</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)

11-19-02 *Gayle Henderson*  
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. APPLICANTS  
MUST BE ABLE TO PROPERLY  
DATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

