

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

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

BLDG PERMIT NO. 85350



5853-3649

BLDG ADDRESS 477 Glen Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 200 sq ft

TAX SCHEDULE NO. 2943-182-02-013 SQ. FT. OF EXISTING BLDGS 1396 sq ft

SUBDIVISION Dorris Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1596 sq ft

FILING \_\_\_\_\_ BLK 2 LOT 13 NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction

(1) OWNER Ivan & Laurie Beale NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 1 this Construction

(1) ADDRESS 477 Glen Rd. USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 257-9324 DESCRIPTION OF WORK & INTENDED USE Residence Addition

(2) APPLICANT Carl Nelson TYPE OF HOME PROPOSED:  
(2) ADDRESS 436 Gummere Rd  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
(2) TELEPHONE 242-6008 \_\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_\_ Other (please specify) \_\_\_\_\_

CITY OF GRAND JUNCTION  
OPERATING ACCOUNT  
FOR DEPOSIT ONLY  
Pay to the Order of  
CITY OF GRAND JUNCTION

**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 BMF-8 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 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 Carl Nelson Date 7/08/02

Department Approval Cheryl Nelson Date 7/8/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Li Bensley</u>		Date <u>7/8/02</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)

7/8/02  
ACCEPTED *Clare Wilson*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO DETERMINE LOCATE AND EXISTING EASEMENTS AND PROPERTY LINES.

