

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 84197



Your Bridge to a Better Community

BLDG ADDRESS 2240 Knellwood SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945-101-02-015 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

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

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) OWNER Kay Jones

(1) ADDRESS 2240 Knellwood

USE OF EXISTING BUILDINGS Residential

(1) TELEPHONE \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE Remodel Bathroom  
APR 22 2002 Take out Bdrm wall

(2) APPLICANT Rocky Mtn Const

TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 Other (please specify) Remodel

(2) ADDRESS 963 E Laura Ave

(2) TELEPHONE 858-0152

**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 RSF-4

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

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 7' from PL, Rear 25' from PL

Parking Req'mt \_\_\_\_\_

Maximum Height 35'

Special Conditions Interior Remodel only.

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 [Signature] Date \_\_\_\_\_

Department Approval [Signature] Date 4/22/02

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>4/22/02</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)