

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

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

BLDG PERMIT NO. 43159



Your Bridge to a Better Community

BLDG ADDRESS 1644 Laveta St, 5J SQ. FT. OF PROPOSED BLDGS/ADDITION 192
 TAX SCHEDULE NO. 2945-233-06-009 SQ. FT. OF EXISTING BLDGS 9 per 800
 SUBDIVISION Orchard Mesa Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 992
 FILING _____ BLK _____ LOT 18+19 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Marilyn Brinkley NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 1644 Laveta St. USE OF EXISTING BUILDINGS residence
 (1) TELEPHONE 241-6312 DESCRIPTION OF WORK & INTENDED USE 12x16 bedroom addition
 (2) APPLICANT EL CONSTRUCTION TYPE OF HOME PROPOSED:
 (2) ADDRESS 114 BLADE PARK RD, 5J, 81563 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 255-9499 _____ 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-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 _____
 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 Ernest Langley Date 2/8/02
 Department Approval Gayleen Henderson Date 2-8-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/C NO
Utility Accounting	<u>Bob Oberholt</u>	Date	<u>2/8/02</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)

1644 LAUREA ST

1517E

12112

1410

50'

~~101 FT~~

~~86 FT~~

16'

PROPOSED
12' X 16' ADDITION

12'

18.5 FT

PAVING

10' 5 1/4'

27

15

8

10.5 FT

ACCEPTED: *Donna* 6/24/01

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.

ACCEPTED: *Thomas* 8-6-02

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