

FEE \$	10.00
TCF \$	0
SIF \$	0

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

BLDG PERMIT NO. 86350



Your Bridge to a Better Community

BLDG ADDRESS 1183 MICHAELAS PL SQ. FT. OF PROPOSED BLDGS/ADDITION 336
 TAX SCHEDULE NO. 2945-234-14-008 SQ. FT. OF EXISTING BLDGS 1100
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1436
 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 Thomas L. Goerke
 (1) ADDRESS Same USE OF EXISTING BUILDINGS Single Family home
 (1) TELEPHONE 970-241-8978 DESCRIPTION OF WORK & INTENDED USE TU - Exercise Library
 (2) APPLICANT Owner General use
 (2) ADDRESS Same TYPE OF HOME PROPOSED:
 (2) TELEPHONE Same 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 RMF-8 Maximum coverage of lot by structures _____
 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 _____ 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 Goerke Date _____
 Department Approval Gayleen Henderson Date 9-17-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Debi Overholt</u>	Date <u>9/17/02</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

FRONT

Kathy Lynn

30'

10'

DRIVEWAY

GARAGE

REAR

SOUTH

DISP

12'

20'

36" EXTERIOR DOOR

14'

PROPERTY LINE

SIDE

See West

9-17-02

ACCEPTED

Gayleen Henderson

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.

NORTH
FRONT
MICHAELAS PLACE

