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

BLDG PERMIT NO. 86123

*ac*



Your Bridge to a Better Community

BLDG ADDRESS 656 Young St. SQ. FT. OF PROPOSED BLDGS/ADDITION 270  
 TAX SCHEDULE NO. 2945-031-005<sup>101</sup> SQ. FT. OF EXISTING BLDGS 1904  
 SUBDIVISION Linda TOTAL SQ. FT. OF EXISTING & PROPOSED 2174  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 5 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Rusty & Carol Peuler NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 656 Young St. G.S. USE OF EXISTING BUILDINGS Residential SF.  
 (1) TELEPHONE 245-5810 DESCRIPTION OF WORK & INTENDED USE ~~REMODEL~~  
addition  
 (2) APPLICANT WB Builders Inc. TYPE OF HOME PROPOSED:  
 (2) ADDRESS 1148 Duray Ave  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 640-0758 \_\_\_\_\_ 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 RSF-1 Maximum coverage of lot by structures 2090  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL, Rear 30' 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 [Signature] Date 9-3-02  
 Department Approval [Signature] Date 9/3/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>		Date <u>9/3/02</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

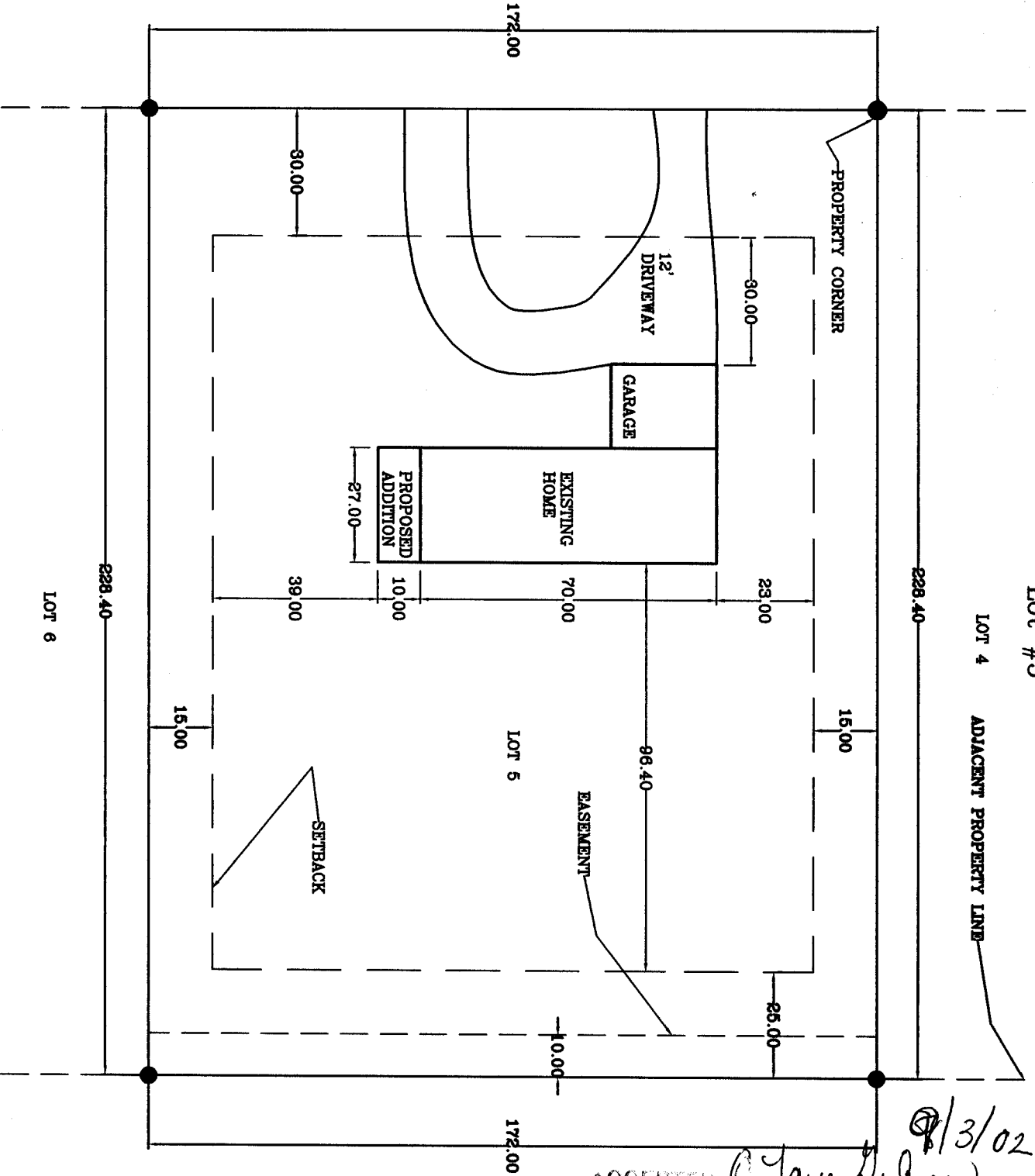
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

YOUNG STREET

Linda Subdivision

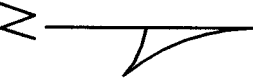
Lot #5

LOT 4 ADJACENT PROPERTY LINE



8/3/02

ACCEPTED *C. Faye Gibson*  
 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



Scale 1" = 35'

LOT 6

228.40

172.00

LOT 5

172.00

228.40

PROPERTY CORNER

12' DRIVEWAY

GARAGE

EXISTING HOME

PROPOSED ADDITION

EASEMENT

SETBACK