

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 91187



Your Bridge to a Better Community

BLDG ADDRESS 1360 N. 15th ST. SQ. FT. OF PROPOSED BLDGS/ADDITION 6244

TAX SCHEDULE NO. 2945-123-22-011 SQ. FT. OF EXISTING BLDGS 720

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 1320

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

(1) OWNER ANN FURY NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction

(1) ADDRESS 1360 N. 15th ST., GJ 81501 USE OF EXISTING BUILDINGS SINGLE FAMILY HOME  
DETACHED GARAGE

(1) TELEPHONE 970-241-8788 DESCRIPTION OF WORK & INTENDED USE ADD 2ND FLOOR w/ Two  
BEDROOMS, 1 BATH, LIVING AREA/OFFICE

(2) APPLICANT ANN FURY TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 Other (please specify) ADD 2ND FLOOR

(2) ADDRESS 1360 N. 15th ST., GJ 81501

(2) TELEPHONE 970-241-8788

**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-16 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 2

Maximum Height 35' Special Conditions Just adding 2nd level  
no expansion of footprint.

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 Kenny Diaz Date 9-1-03

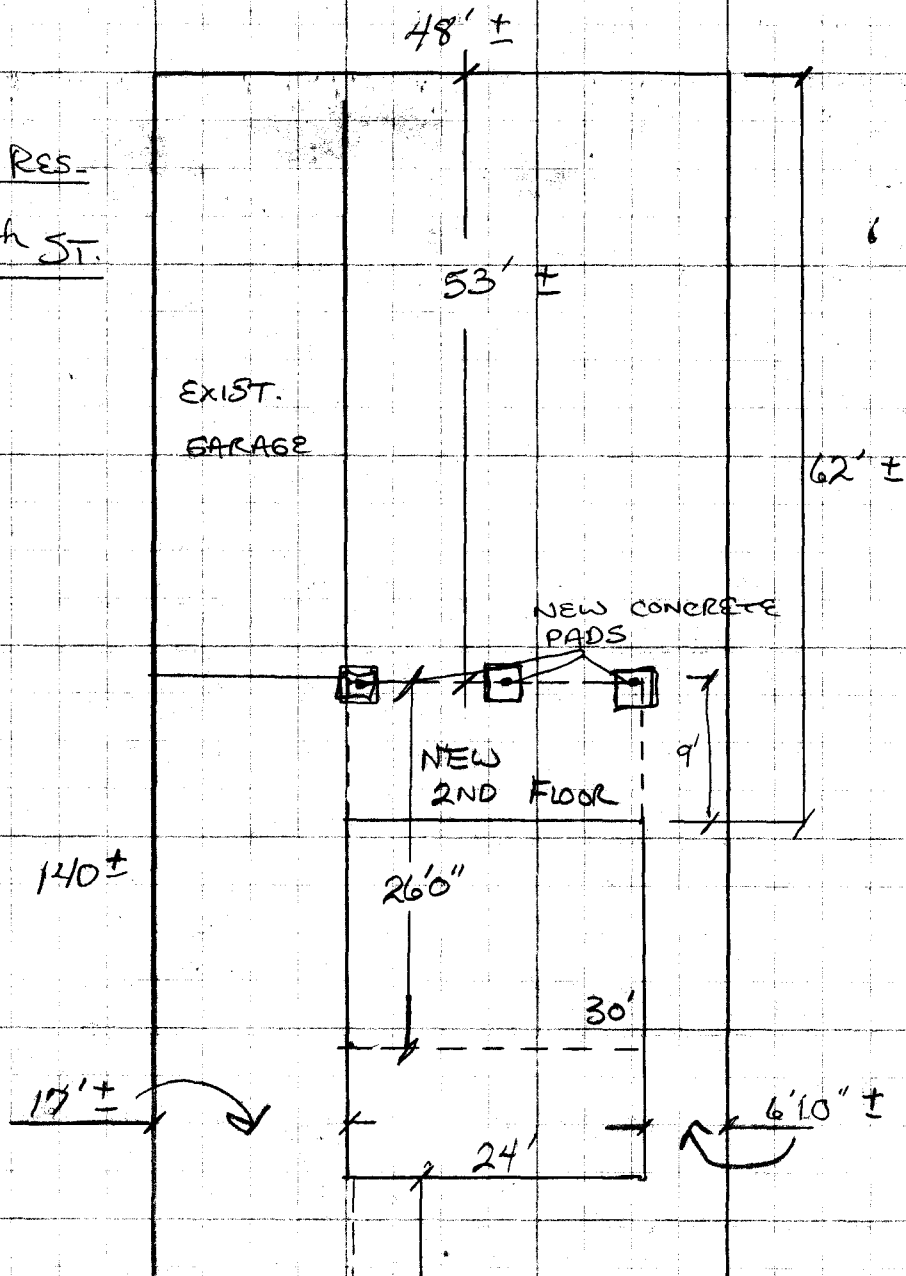
Department Approval Clay Gibson Date 9/4/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>8114-5034</u>
Utility Accounting	<u>Owehdt</u>	Date	<u>9/4/03</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)

ANN KURY RES.  
1860 N. 15th ST.



EXIST.  
DRIVE  
WAY

47' ±

9/18/03  
*C. J. [Signature]*  
**ACCEPTED**  
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.

SIDEWALK

15th ST.