

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

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 3150 N 15th St SQ. FT. OF PROPOSED BLDGS/ADDITION 1627
 TAX SCHEDULE NO. 2945-013-00-044 SQ. FT. OF EXISTING BLDGS 1962
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2124
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 3 this Construction
 (1) OWNER Robert P Stokes
 (1) ADDRESS 3150 N 15
 (1) TELEPHONE 243-1171
 (2) APPLICANT Tom Nelson
 (2) ADDRESS 2944 Plymouth Dr
 (2) TELEPHONE 243-5685
 USE OF EXISTING BUILDINGS Residence
 DESCRIPTION OF WORK & INTENDED USE Enclose patio + make into sunroom.
 TYPE OF HOME PROPOSED:
 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 7090
 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 _____
 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 Tom Nelson Date _____
 Department Approval Tom Nelson Date 7/9/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No _____
Utility Accounting	<u>Deborah</u>	Date	<u>7/9/03</u>

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

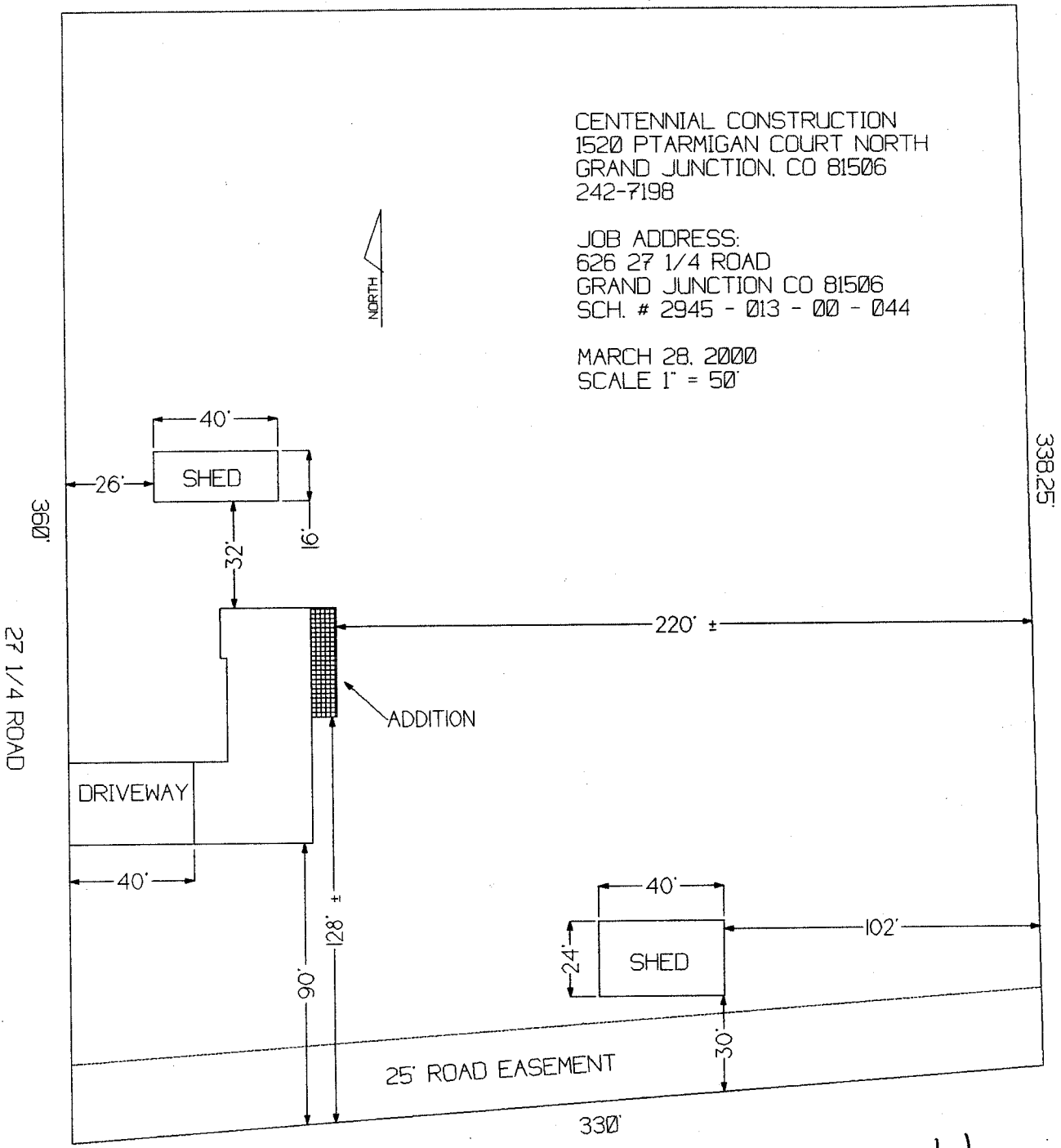
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

305'

CENTENNIAL CONSTRUCTION
1520 PTARMIGAN COURT NORTH
GRAND JUNCTION, CO 81506
242-7198

JOB ADDRESS:
626 27 1/4 ROAD
GRAND JUNCTION CO 81506
SCH. # 2945 - 013 - 00 - 044

MARCH 28, 2000
SCALE 1" = 50'



7/9/03
 ACCEPTED *Clare Nelson*
 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.