

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

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

BLDG PERMIT NO. 90195



Your Bridge to a Better Community

10047-6230

BLDG ADDRESS 1730 N 16th St SQ. FT. OF PROPOSED BLDGS/ADDITION 760

TAX SCHEDULE NO. 2945-123-07-003 SQ. FT. OF EXISTING BLDGS 1525

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 2285

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER JAY P GAAS

NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

(1) ADDRESS 1730 N. 16th ST

USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE 970-263-4012

DESCRIPTION OF WORK & INTENDED USE GARAGE - NEW

(2) APPLICANT JAY P GAAS

TYPE OF HOME PROPOSED:

(2) ADDRESS 1730 N. 16th ST.

Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE 970-263-4012

**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)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 3' from PL, Rear 5' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions no access of alley need 15' in rear.  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNX# \_\_\_\_\_

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 Jay P Gaas

Date 7/2/03

Department Approval Cheryl Johnson

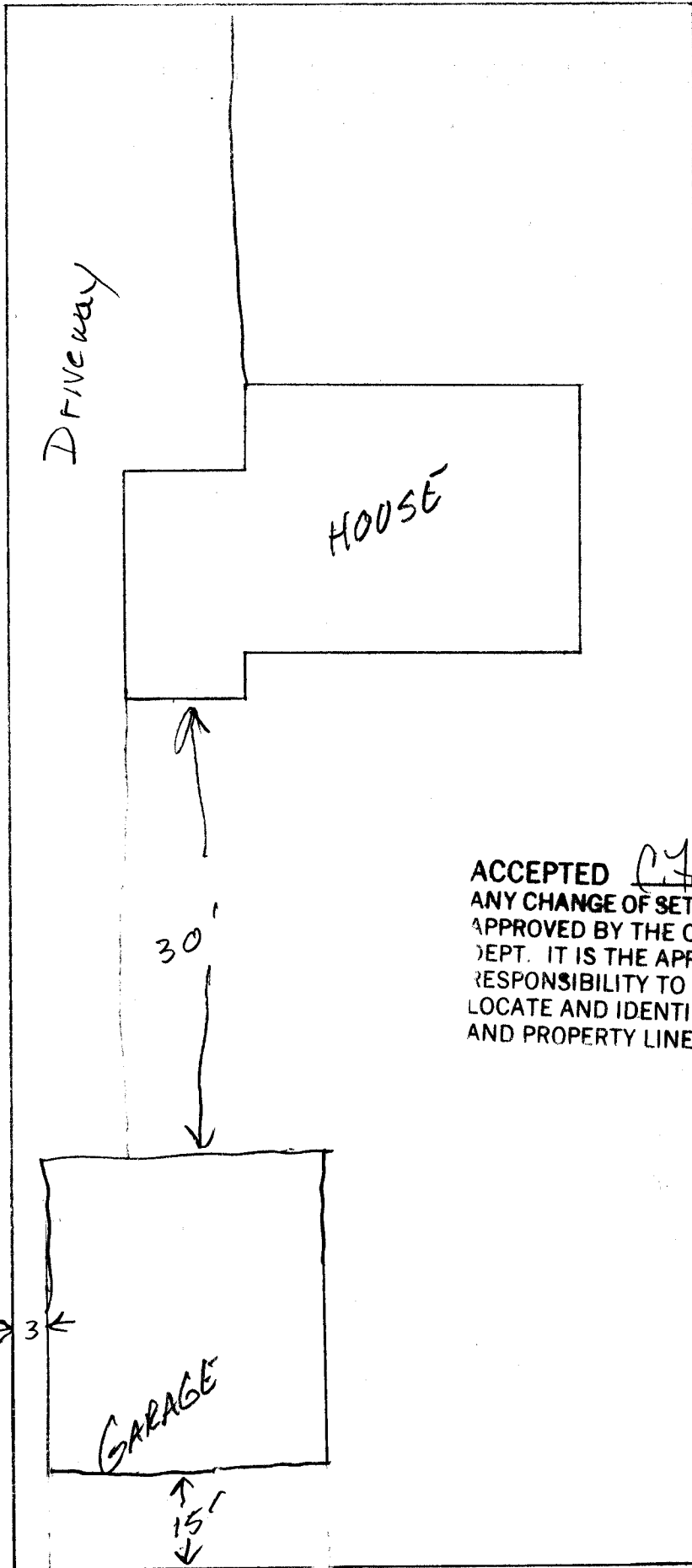
Date 7/2/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Galafe</u>
Utility Accounting <u>no revenue</u>		Date <u>7-30-03</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)

16th



7/2/03  
C. Jane Nelson  
**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.

ALLEY

