

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

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

BLDG PERMIT NO. 87779



Your Bridge to a Better Community

BLDG ADDRESS 459 W. 19th St. SQ. FT. OF PROPOSED BLDGS/ADDITION 206
 TAX SCHEDULE NO. 2945-132-16-001 SQ. FT. OF EXISTING BLDGS 700
 SUBDIVISION Slocum B TOTAL SQ. FT. OF EXISTING & PROPOSED 906
 FILING _____ BLK 4 LOT 282930 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER DOUGLAS F. LOWELL NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 459 W. 19th St. USE OF EXISTING BUILDINGS None
 (1) TELEPHONE 241-5637 DESCRIPTION OF WORK & INTENDED USE MAST Bedroom
 (2) APPLICANT DOUGLAS F. LOWELL TYPE OF HOME PROPOSED:
 (2) ADDRESS 459 W. 19th St. Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 241-5736 _____ 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 70%
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5'/3' from PL, Rear 10'/5' 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 Douglas F. Lowell Date 1-14-03
 Department Approval Gayleen Henderson Date 1-14-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No _____
Utility Accounting	Date <u>1/14/03</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)

1-14-03

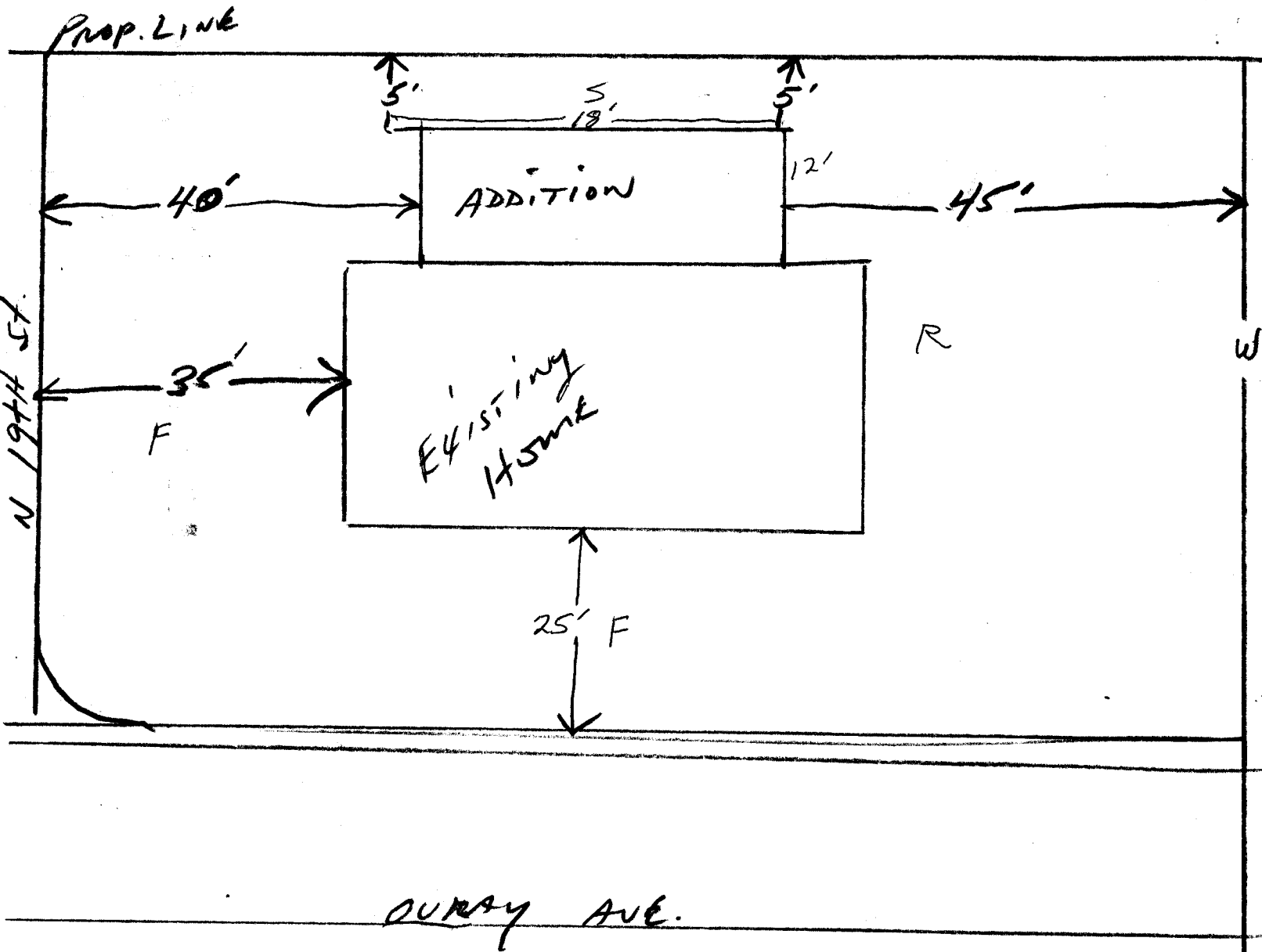
Gayleen Henderson

S.

459 N. 19th St.

2945-132-16-001

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.



N
↓