

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

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

BLDG PERMIT NO. 88450



Your Bridge to a Better Community

- 5601

BLDG ADDRESS 1530 n 23rd

SQ. FT. OF PROPOSED BLDGS/ADDITION 338

TAX SCHEDULE NO. 2945-124-09-016

SQ. FT. OF EXISTING BLDGS 468

SUBDIVISION #412 Wilcox & Bixby

TOTAL SQ. FT. OF EXISTING & PROPOSED 806

FILING BLK 4 LOT 17+18

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

(1) OWNER Barbara Larry Creasman

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

(1) ADDRESS 262-33 1/2 Palisades Co

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 434 0530

DESCRIPTION OF WORK & INTENDED USE remodel - addition

(2) APPLICANT same

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 5' from PL, Rear 10' from PL

Parking Req't 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 3-5-3

Department Approval [Signature]

Date 3-10-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>remodel</u>
Utility Accounting	<u>Other answer</u>		Date <u>3-10-03</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)

1530 N 23rd

3-5-3

LMC

3-10-03

ACCEPTED *Gayleen Anderson*
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.

