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|---------------------|
| FEE \$ <u>10.00</u> |
| TCP \$ |
| SIF \$ |

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

BLDG PERMIT NO. 90147



Your Bridge to a Better Community

43420-26237
 BLDG ADDRESS 615 29³/₈ Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 369/105
 TAX SCHEDULE NO. 2943-053-64002 SQ. FT. OF EXISTING BLDGS 1869
 SUBDIVISION Del-mar TOTAL SQ. FT. OF EXISTING & PROPOSED 2309
 FILING 3 BLK 3 LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER Richie & Kathy Plunk
 (1) ADDRESS 615 29³/₈ Rd USE OF EXISTING BUILDINGS resid.
 (1) TELEPHONE 245-6796 DESCRIPTION OF WORK & INTENDED USE Xtra bdrm & bath
 (2) APPLICANT same as above TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ _____ 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 PD 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 10' from PL, Rear 20' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS 11 TRAFFIC 45 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 Kathy J. Plunk Date 5/8/03
 Department Approval Misha Hagon Date 5/8/03

| | | | |
|--|--------------------|--|-----------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>Bed/Bath</u> |
| Utility Accounting <u>D. Weaver</u> | Date <u>5-8-03</u> | | <u>interiorly</u> <u>OC</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)

| |
|---------------------|
| FEE \$ <u>16.00</u> |
| TCP \$ |
| SIF \$ |

Tgava

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 615 29th Rd

SQ. FT. OF PROPOSED BLDGS/ADDITION 105

TAX SCHEDULE NO. 2943-053-64000

SQ. FT. OF EXISTING BLDGS 1869

SUBDIVISION Del-Mar

TOTAL SQ. FT. OF EXISTING & PROPOSED 2000

FILING 3 BLK 3 LOT 1

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

(1) OWNER Richie & Kathy Plunk

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

(1) ADDRESS 615 29th Rd

USE OF EXISTING BUILDINGS resid.

(1) TELEPHONE 245-10796

DESCRIPTION OF WORK & INTENDED USE xtra barn & bath

(2) APPLICANT Same as above

TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)

(2) ADDRESS _____

Manufactured Home (HUD)

(2) TELEPHONE _____

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 R1

Maximum coverage of lot by structures _____

SETBACKS: Front 36' from property line (PL) or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 10' from PL, Rear 36' from PL

Parking Req'mt 2

Maximum Height _____

Special Conditions _____

CENSUS 11 TRAFFIC 95 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 Kathy J Plunk

Date 5/8/03

Department Approval [Signature]

Date 5/8/03

| | | | |
|--|--------------------|--|----------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>[Signature]</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>5-8-03</u> | | |

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

256 4090 TORI 244-1658
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

net doing this part
2038 S.F.

ACCEPTED *Wendy Adam 3/9/03*
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.

