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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2015 N. 4th ST SQ. FT. OF PROPOSED BLDGS/ADDITION 728
 TAX SCHEDULE NO. 2945-112-09-004 SQ. FT. OF EXISTING BLDGS 992
 SUBDIVISION Bookcliff Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1720
 FILING _____ BLK 3 LOT 4 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Nicky Yeater NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 2015 N. 4th ST USE OF EXISTING BUILDINGS House
 (1) TELEPHONE 241-7604 DESCRIPTION OF WORK & INTENDED USE Addition new Kitchen
 (2) APPLICANT Jim Kay / Gab/SAC Garage 14x24
 (2) ADDRESS 324 Mayku way G.J. TYPE OF HOME PROPOSED:
 (2) TELEPHONE 263-4598 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-5 Maximum coverage of lot by structures 100%
 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 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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 [Signature] Date 10-23-03
 Department Approval [Signature] Date 10/23/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>10/23/03</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)

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.

Ashe Wagner 10-23-03

Existing House
2015 N. 4th St.

New Addition
392 sq ft

New Addition
Garage
336 sq ft

Existing Drive

60'

62'

10'

51'

149'

9'

14'

46'

35'

N. 4th St

sidewalk

