

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

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

BLDG PERMIT NO. 90693



Building Address 1815 N 8th  
 Parcel No. 2945-114-09-013  
 Subdivision MESA SUB  
 Filing \_\_\_\_\_ Block 1 Lot 17

No. of Existing Bldgs 1 Proposed 1  
 Sq. Ft. of Existing Bldgs 1716 Proposed 720  
 Sq. Ft. of Lot / Parcel 7250  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2436

**OWNER INFORMATION:**

Name CHARLES V. SHRUM  
 Address 1815 N. 8th  
 City / State / Zip GJ CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): New detached garage

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**

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

NOTES: \_\_\_\_\_

**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) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 3' from PL Rear 15' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

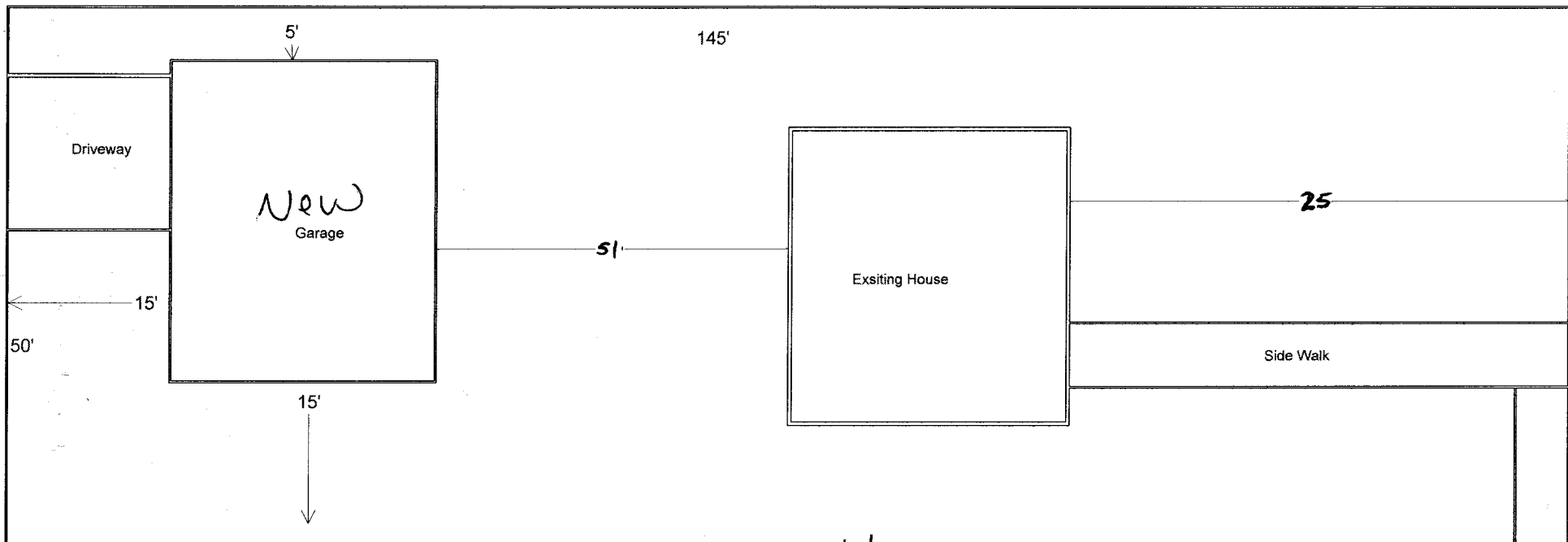
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Charles V. Shrum Date 8-1-03  
 Department Approval C. Taylor Gibson Date 8/1/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Bob O'Connell</u>	Date <u>8/1/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *C. Tarp Nelson* 8/1/03  
 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.