

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 87997



Your Bridge to a Better Community

BLDG ADDRESS 1825 North 8th St. SQ. FT. OF PROPOSED BLDGS/ADDITION 20' x 13'3"  
 TAX SCHEDULE NO. 2945-114-09-014 SQ. FT. OF EXISTING BLDGS 20'3" x 13'3"  
 SUBDIVISION Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK 1 LOT 18 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Marsha Bredford NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 (1) ADDRESS 1318 Oway Ave. USE OF EXISTING BUILDINGS Home + garage  
 (1) TELEPHONE 970-257-1958 DESCRIPTION OF WORK & INTENDED USE move garage to rear of lot  
 (2) APPLICANT Same TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_  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 RMC-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3 from PL, Rear 5 from PL Parking Req'mt 2 spaces  
 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).

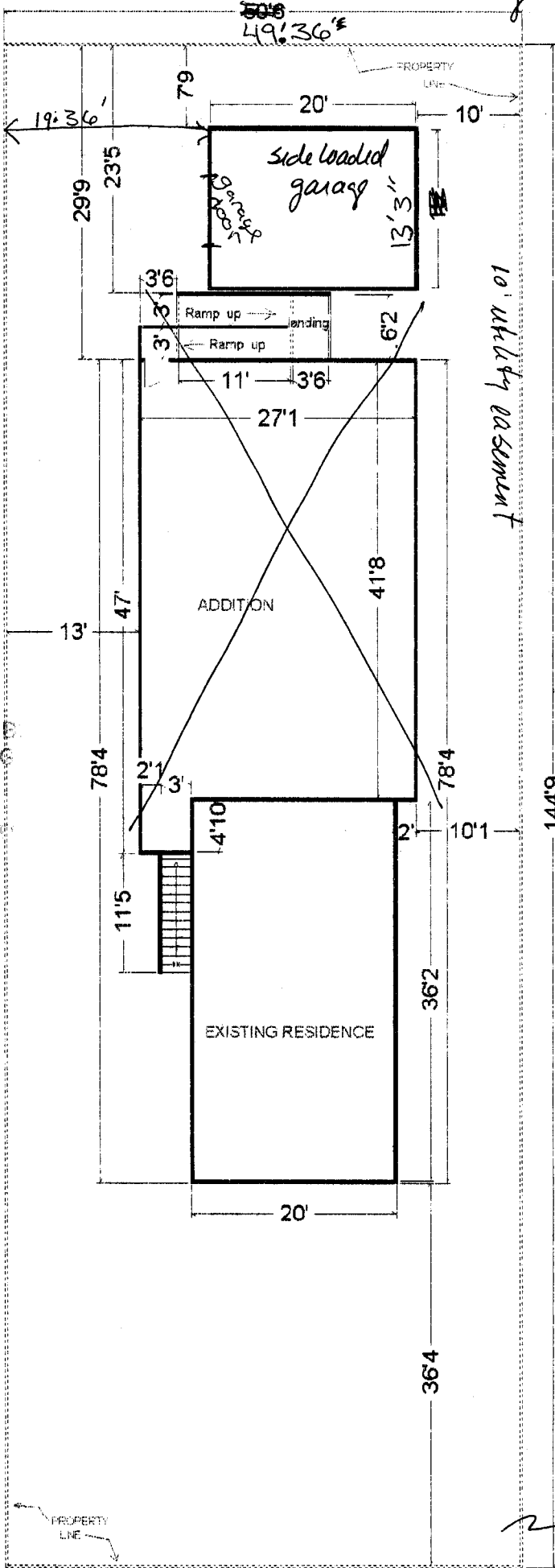
Applicant Signature Marsha Bredford Date 1-31-03  
 Department Approval \_\_\_\_\_ Date \_\_\_\_\_

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>1/31/03</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)

alley



GARAGE OK  
1/3/03

January 20 4 27 PM '01

KP 1-31-03

PLANNING  
MUST  
PLANNING  
DANT'S  
PROPERLY  
EASEMENT  
PROPERTY LINE

Coverage -  
 house - 720 s.f.  
 garage - ~ 2660 s.f.  
 driveway - 1440 s.f.  
 total 2426 s.f.

total lot size - ~ 7200 s.f.  
 total coverage allowed -  
 5040 s.f.

existing driveway gravel

8th St.