

FEE \$	10.00
TCP \$	8
SIF \$	8

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

BLDG PERMIT NO. 89428



Your Bridge to a Better Community

BLDG ADDRESS 1825 North 8th St. SQ. FT. OF PROPOSED BLDGS/ADDITION 4' x 16' = 64

TAX SCHEDULE NO. 2945-114-09-014 SQ. FT. OF EXISTING BLDGS 720

SUBDIVISION Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 784

FILING _____ BLK 1 LOT 18

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

NO. OF BUILDINGS ON PARCEL:
 Before: 2 After: 2 this Construction

(1) OWNER Marsha Bradford

(1) ADDRESS 1318 Ouray Ave.

(1) TELEPHONE 970-257-1958

(2) APPLICANT Same

(2) ADDRESS _____

(2) TELEPHONE _____

USE OF EXISTING BUILDINGS 0

DESCRIPTION OF WORK & INTENDED USE outside stairs

TYPE OF HOME PROPOSED:
 _____ 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-8 Maximum coverage of lot by structures 70%

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 10' from PL Parking Req'mt 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 Marsha Bradford Date 5-9-03

Department Approval Gayleen Henderson Date 5-9-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Stairs</u>
Utility Accounting <u>Dotter/Anner</u>		Date <u>5-9-03</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)

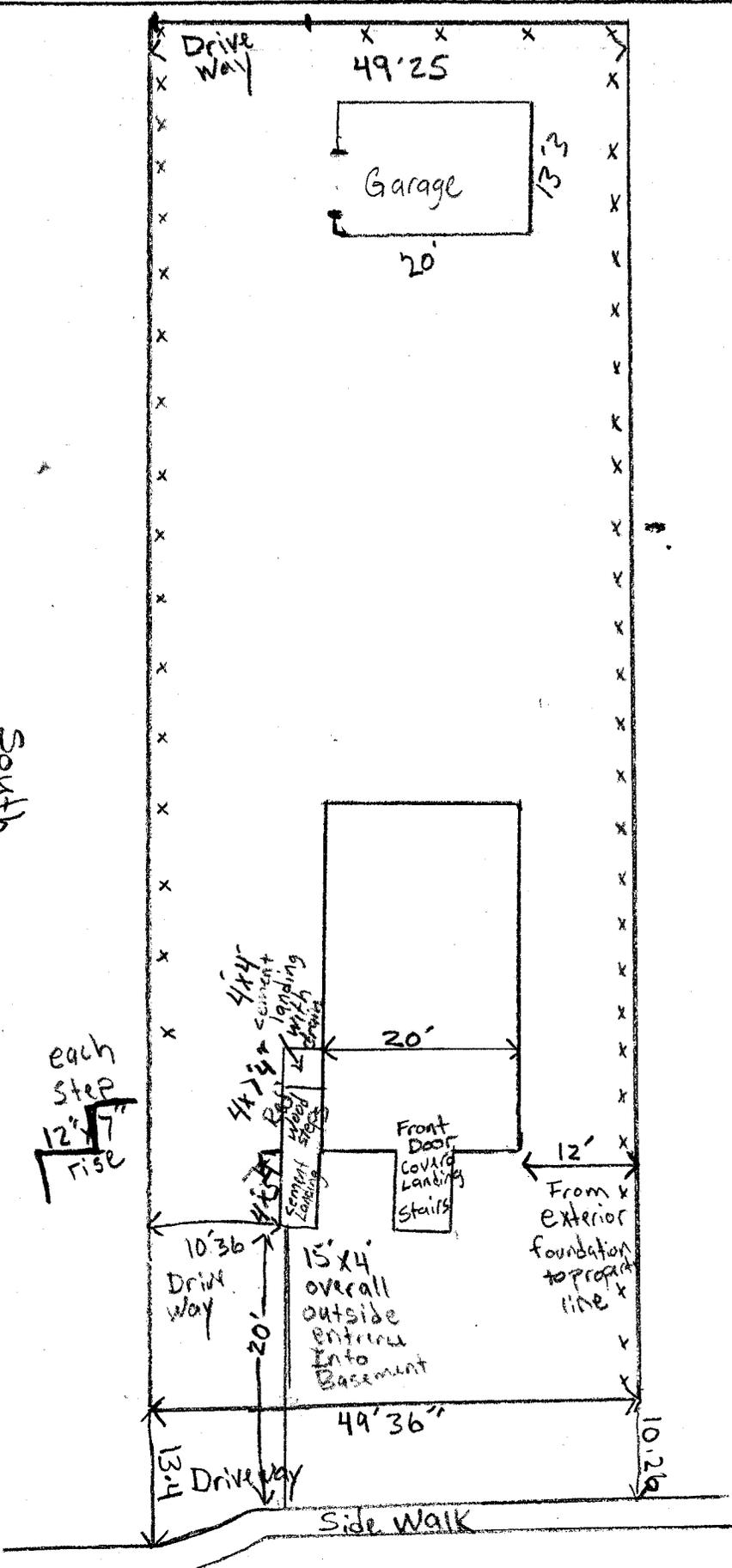
Ally

West

ORCHARD AVE

NORTH

SOUTH



5-9-03
 ACCEPTED Gaylen Henderson
 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.

owner: Marsha Bradford

1825 North 8th Street
GJ Co. 81501

East