

FEE \$	5.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 88403



Your Bridge to a Better Community

3318-2071

BLDG ADDRESS 1437 Grand Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 960

TAX SCHEDULE NO. 2945-133-02-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 960

FILING _____ BLK _____ LOT _____

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

(1) OWNER Rose & Trace Thorpe

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

(1) ADDRESS 1437 Grand Ave

USE OF EXISTING BUILDINGS Home

(1) TELEPHONE _____

DESCRIPTION OF WORK & INTENDED USE Finishing Basement
 Project 11.

(2) APPLICANT _____

TYPE OF HOME PROPOSED:

(2) ADDRESS _____

____ Site Built ____ Manufactured Home (UBC)

(2) TELEPHONE 970-243-2035

____ Manufactured Home (HUD)

____ Other (please specify) Interior work only

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 _____

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height _____

Special Conditions No kitchen &

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 _____

Department Approval [Signature]

Date 3/4/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>[Signature]</u>	Date	<u>3-4-03</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)