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

BLDG PERMIT NO. 89538



Your Bridge to a Better Community

BLDG ADDRESS 1710 Poplar SQ. FT. OF PROPOSED BLDGS/ADDITION 276 sq.ft.

TAX SCHEDULE NO. 2945-104-09-004 SQ. FT. OF EXISTING BLDGS 975 sq.ft.

SUBDIVISION West Lake Park Annex 2 TOTAL SQ. FT. OF EXISTING & PROPOSED 1251 sq.ft.

FILING _____ BLK 1 LOT 2+3 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER IVAN C GARBIN NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 1710 Poplar Dr. USE OF EXISTING BUILDINGS garage

(1) TELEPHONE (970) 245-3763 DESCRIPTION OF WORK & INTENDED USE slab

(2) APPLICANT same TYPE OF HOME PROPOSED:
_____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) NA

(2) ADDRESS _____

(2) TELEPHONE _____

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 60%

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 slab only

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 Ivan C Garbin Date 5-19-03

Department Approval Dayleen Henderson Date 5-19-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>D. Panover</u>	Date <u>5/19/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

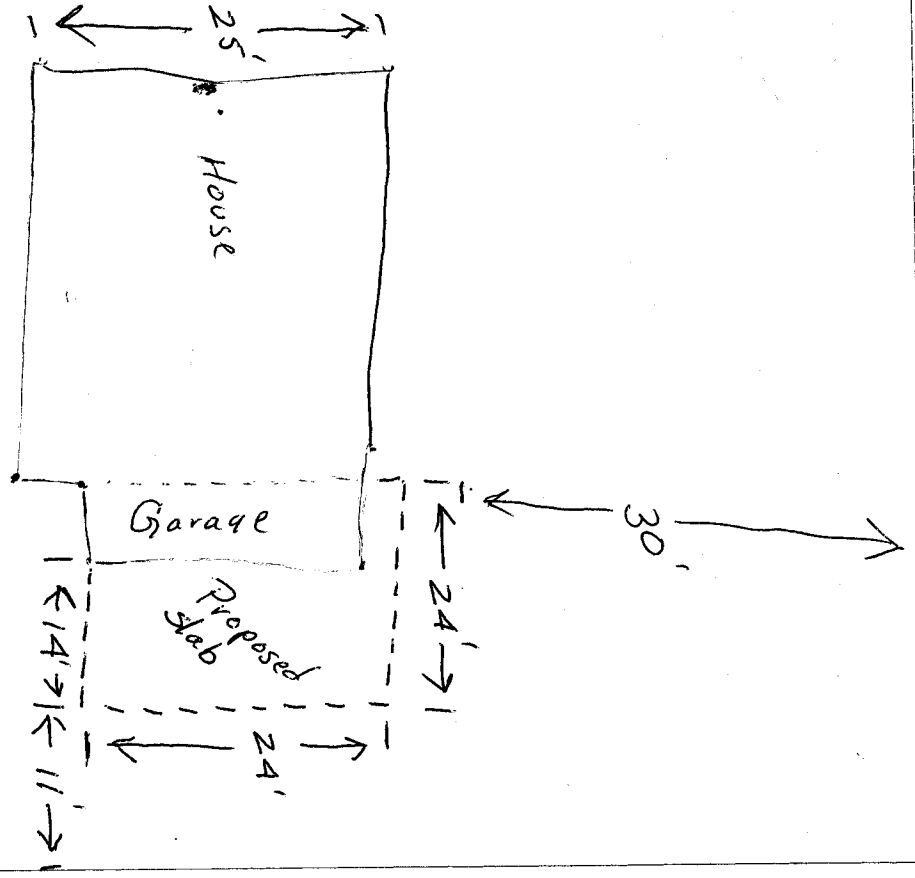
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

rand Junction GIS Zoning Map

1710 Poplar



POPLAR DR



5-19-03
ACCEPTED
ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

slab only
Gayle Henderson