

18135

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

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 87929



Your Bridge to a Better Community

BLDG ADDRESS 76222-619 1226 Ute SQ. FT. OF PROPOSED BLDGS/ADDITION N/A

TAX SCHEDULE NO. 2945-133-19-013 SQ. FT. OF EXISTING BLDGS 1012

SUBDIVISION Keith's Add. TOTAL SQ. FT. OF EXISTING & PROPOSED N/A

FILING - BLK M LOT 24,25,26 NO. OF DWELLING UNITS:

(1) OWNER Jack Lunsford Before: 1 After: 1 this Construction

(1) ADDRESS P.O. Box 1887 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE (970) 242-6660 Before: 1 After: 1 this Construction

(2) APPLICANT Susan G. Britvec USE OF EXISTING BUILDINGS Vacant Home

(2) ADDRESS P.O. Box 1887 DESCRIPTION OF WORK & INTENDED USE Interior

(2) TELEPHONE (970) 986-0621 TYPE OF HOME PROPOSED: Demo Only

- 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 C-1 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 0' from PL, Rear 10' from PL Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_ Special Conditions Interior Demo only

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 Susan G. Britvec Date 01/28/03

Department Approval C. Jaye Gibson Date 1/28/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Interior Demo Only</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>1/28/03</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)