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# PLANNING CLEARANCE

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

85398-6248

BLDG ADDRESS 1805 N. 15TH ST. SQ. FT. OF PROPOSED BLDGS/ADDITION N/A INT. REMOD ONLY.

TAX SCHEDULE NO. 2945-123-02-014 SQ. FT. OF EXISTING BLDGS 1034.00

SUBDIVISION EASTHOME-IN/GRANDVIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 1,034.00

FILING N/A BLK 1 LOT 12 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction

(1) OWNER NORA HARMS USE OF EXISTING BUILDINGS 1) HOME 2) DETACHED GARAGE

(1) ADDRESS 1805 N. 15TH ST DESCRIPTION OF WORK & INTENDED USE REMODEL GAR TO STORE PAINTS

(1) TELEPHONE 256-8948 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) APPLICANT FAITH CONST.  
 (2) ADDRESS 465 1/2 MEZA LAKES  
 (2) TELEPHONE 234-1100

**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 X 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 Interior remodel 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 [Signature] Date 9/16/04

Department Approval [Signature] Date 9/16/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Internal</u>
Utility Accounting <u>None</u>		Date	<u>9-16-04</u>

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