

FEE \$	10.00
TCP \$	0
SIF \$	0

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

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



Your Bridge to a Better Community

10047-6244  
 BLDG ADDRESS 1820 N 15<sup>th</sup> St.  
 TAX SCHEDULE NO. 2945-123-01-018  
 SUBDIVISION N Sunnyvale Acres  
 FILING 920235 BLK 1 LOT 17  
 (1) OWNER Robert Clifford  
 (1) ADDRESS 1820 N 15<sup>th</sup> St.  
 (1) TELEPHONE 242-4241  
 (2) APPLICANT \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

SQ. FT. OF PROPOSED BLDGS/ADDITION 12' x 17'  
 SQ. FT. OF EXISTING BLDGS 2157 sq. ft.  
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2361 sqft  
 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 USE OF EXISTING BUILDINGS home  
 DESCRIPTION OF WORK & INTENDED USE bedroom addition  
 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  
 SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL  
 Maximum Height 35'

Maximum coverage of lot by structures 70%  
 Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Parking Req'mt 2  
 Special Conditions \_\_\_\_\_  
 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 Robert Clifford Date 3-24-04  
 Department Approval C. Faye Hall Date 3/24/04

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting	<u>Alme</u>	Date	<u>3/24/04</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)

Neighbor's House

45'

Main house

Garage

90

5.4'

New room  
12' x 17'

44.3'

33'

3/24/04  
ACCEPTED C. Jane Hall  
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.