

FEE \$ 10.00
TCP \$
SIF \$

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 1413 N. 25th St. GRAND Sect. CO. 8541 SQ. FT. OF PROPOSED BLDGS/ADDITION 336

TAX SCHEDULE NO. 2945-124-21-005 SQ. FT. OF EXISTING BLDGS 984

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1,320

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL:
 Before: 2 After: 2 this Construction

(1) OWNER JOE LIMAS

(1) ADDRESS 1413 N. 25th St. G.S. CO.

(1) TELEPHONE (970) 248-9326

USE OF EXISTING BUILDINGS Home & GARAGE-CARPORT

(2) APPLICANT SAME

DESCRIPTION OF WORK & INTENDED USE CARPORT

(2) ADDRESS _____

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

(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-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height 35' 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 Joe Limas Date 4-16-04

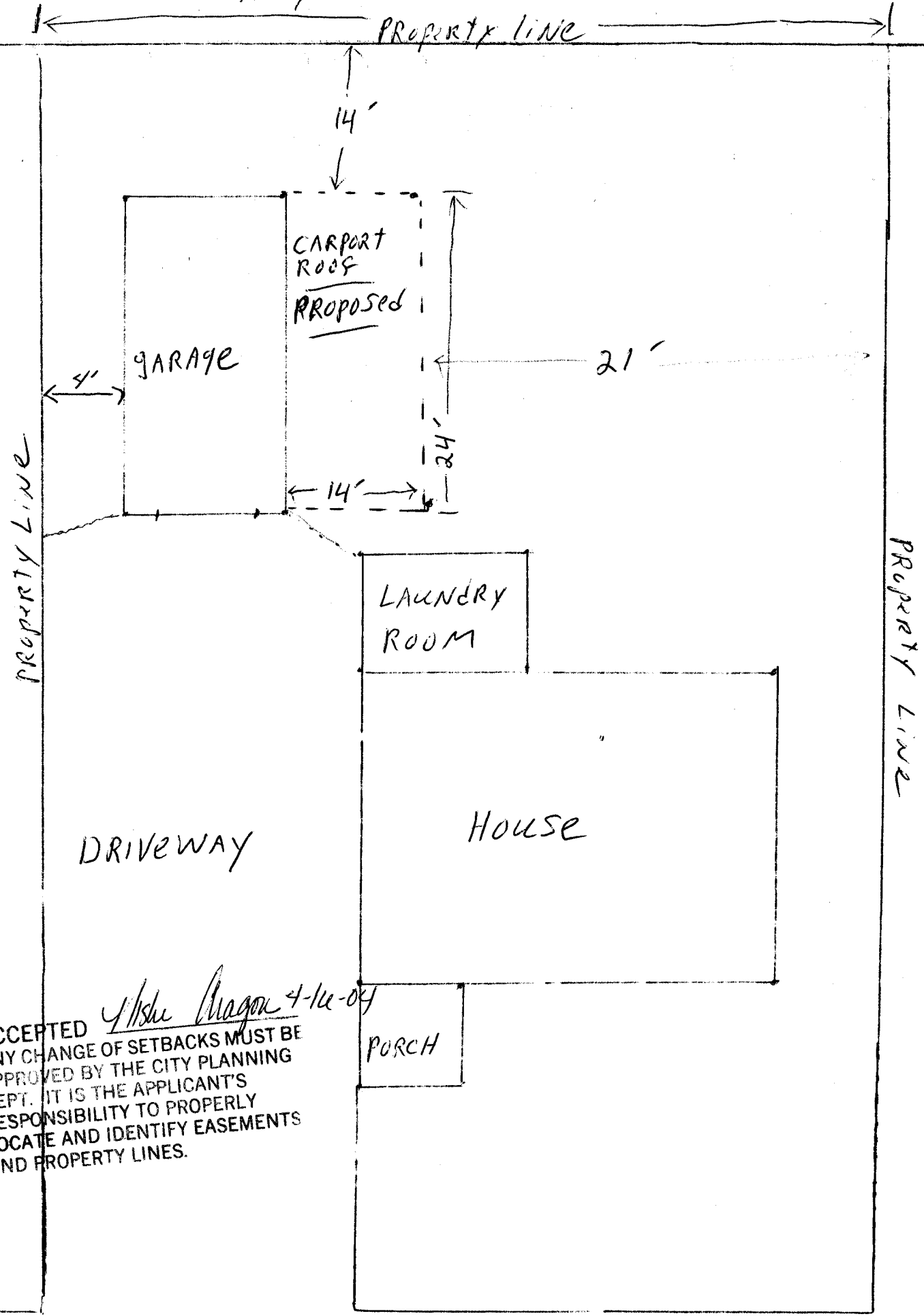
Department Approval [Signature] Date 4-16-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>37914-5270</u>
Utility Accounting	<u>[Signature]</u>	Date <u>4/16/04</u>	

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

Alley EASEMENT

Property Line



PROPERTY LINE

PROPERTY LINE

DRIVEWAY

LAUNDRY ROOM

HOUSE

PORCH

ACCEPTED *Y. Hsu* *Prager* 4-12-04
 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.

25th ST.