

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

BLDG ADDRESS 1135 MAIN ST SQ. FT. OF PROPOSED BLDGS/ADDITION ~~4800~~ 500  
TAX SCHEDULE NO. 2945-144-24-004 SQ. FT. OF EXISTING BLDGS ~~2500~~ 2520  
SUBDIVISION ORIGINAL TOWNSITE TOTAL SQ. FT. OF EXISTING & PROPOSED ~~2500~~ 3020  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction  
NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 1 this Construction  
(1) OWNER HAROLD + NANCY STAFF  
(1) ADDRESS 1135 MAIN ST. USE OF EXISTING BUILDINGS HOME/RES  
(1) TELEPHONE 245.9697 w DESCRIPTION OF WORK & INTENDED USE SUN ROOM  
(2) APPLICANT 242.0018 H  
(2) ADDRESS \_\_\_\_\_ TYPE OF HOME PROPOSED:  
(2) TELEPHONE \_\_\_\_\_  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 Maximum coverage of lot by structures 7090  
SETBACKS: Front 20/25' from property line (PL) Permanent Foundation Required: YES  NO   
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5/3' from PL, Rear 10/5' from PL Parking Req'mt 2  
Maximum Height 35' Special Conditions \_\_\_\_\_  
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).

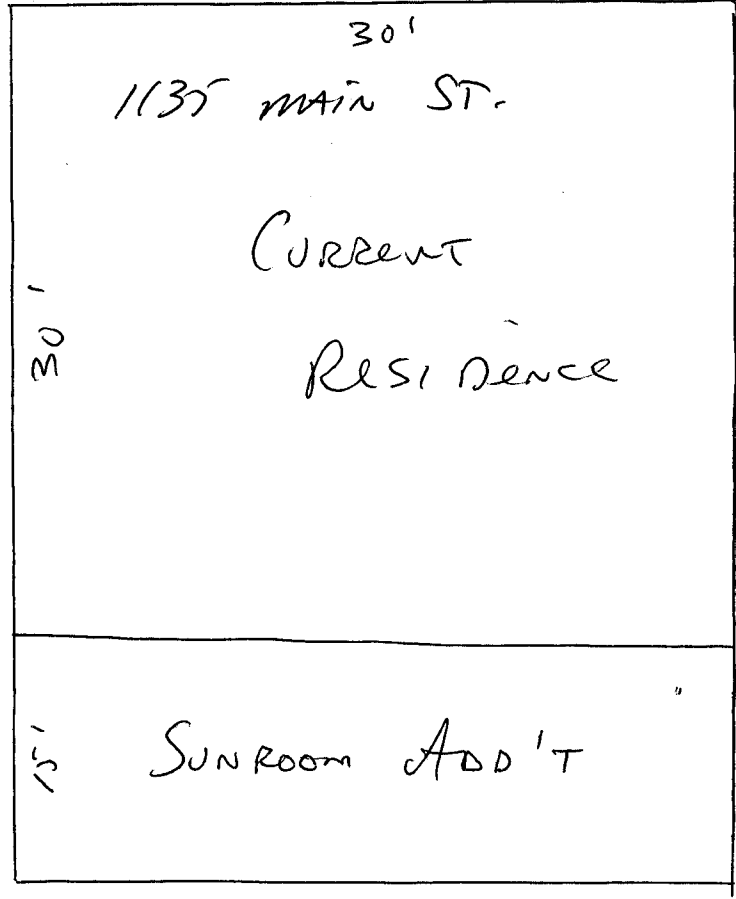
Applicant Signature [Signature] Date 2-27-04  
Department Approval Gayle Henderson Date 2-27-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. No. days in use
Utility Accounting	<u>Marshall Cole</u>		Date <u>2/27/04</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)

STALF - MAIN ST. 75'



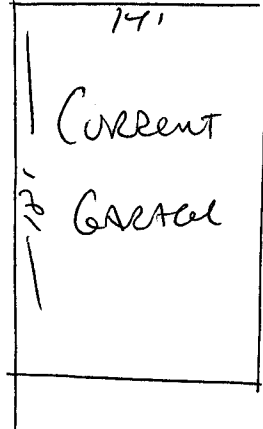
125'

20'

15'

25'

40'



2-27-04  
 ACCEPTED Gayleen Henderson  
 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.