

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.
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93911-2809

Building Address 649 N 17th

No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_

Parcel No. 2945-132-04-002

Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

Subdivision Slocomb Add

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Filing \_\_\_\_\_ Block 10 Lot 25+26

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Steven Reed

**DESCRIPTION OF WORK & INTENDED USE:**

Address 10027 E TOMICHIDE

New Single Family Home (\*check type below)

Interior Remodel  Addition

Other (please specify): Kitchen + bath deck, driveway

City / State / Zip Franktown, CO 80116

**APPLICANT INFORMATION:**

**\*TYPE OF HOME PROPOSED:**

Name same

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): \_\_\_\_\_

Address \_\_\_\_\_

City / State / Zip \_\_\_\_\_

NOTES: \_\_\_\_\_

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 20'/25' from property line (PL)

Permanent Foundation Required: YES  NO

Side 5'/3' from PL Rear 10'/5' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions \_\_\_\_\_

Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
(Engineer's Initials)

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 4-14-05

Department Approval Gayleen Henderson Date 4-14-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
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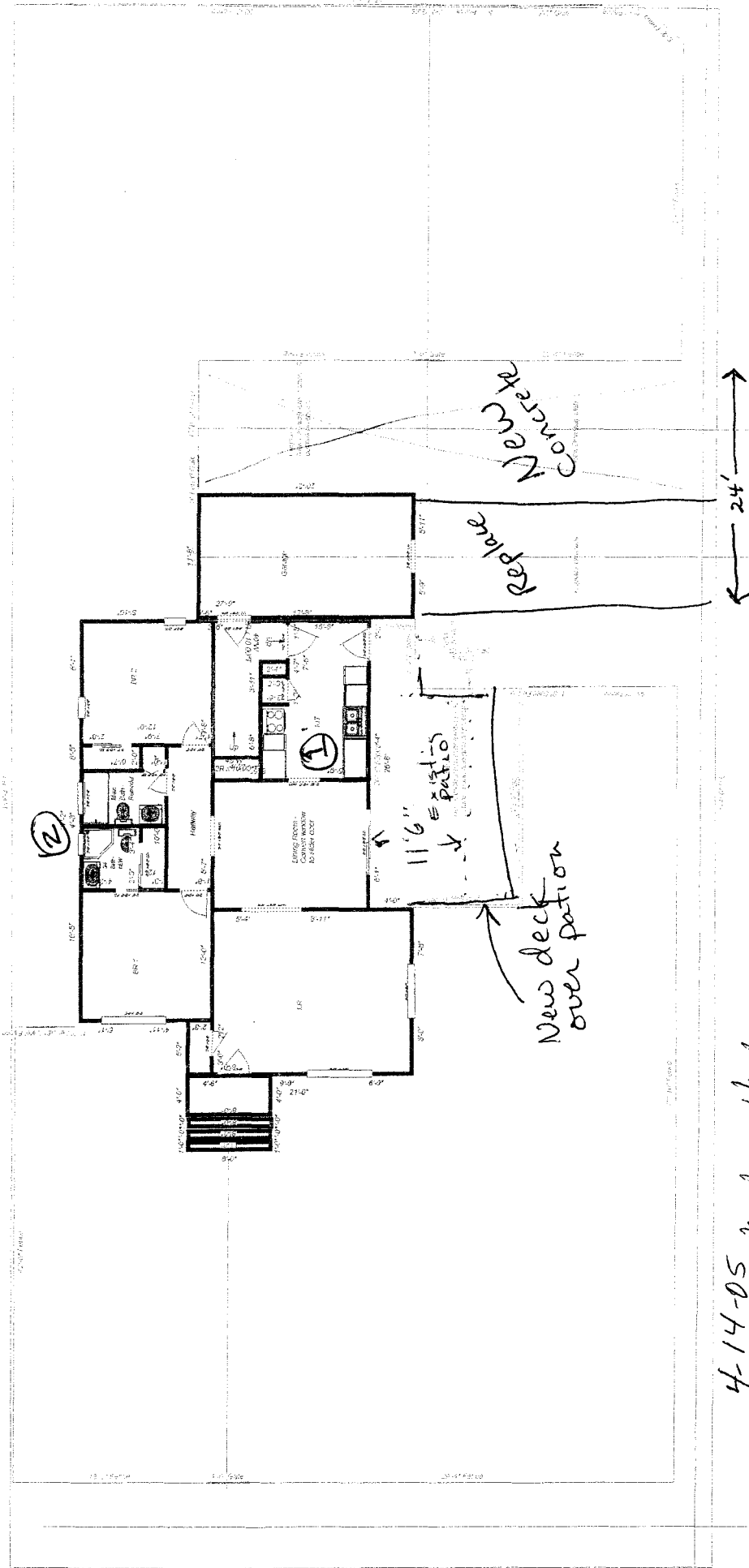
Utility Accounting <u>[Signature]</u>	Date <u>4/14/05</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

649 N. 17th St

# Planning

- ① Remodel Kitchen
- ② Remodel + add 3/4 bath



4-14-05 *Gayleen Anderson*  
 ALL PERMITS AND EASEMENTS MUST BE  
 OBTAINED PRIOR TO ANY PLANNING  
 OR CONSTRUCTION WORK. PROPERLY  
 LOCATE AND PROPERTY EASEMENTS  
 AND PROPERTY LINES.