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SIF $	

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

BLDG PERMIT NO.

79,909-2633

Building Address _513 N 17_

Parcel No. _2945-132-13-010_

Subdivision _Slocomb add_

Filing _____ Block _7_ Lot _15+16_

No. of Existing Bldgs _2_ No. Proposed _____

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

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

Height of Proposed Structure _____

OWNER INFORMATION:

Name _Elliott E. Lee_

Address _513 N. 17th_

City / State / Zip _G.J. Co. 81501_

DESCRIPTION OF WORK & INTENDED USE:
- [ ] New Single Family Home (*check type below)
- [✓] Interior Remodel   [ ] Addition
- [ ] Other (please specify): _____

APPLICANT INFORMATION:

Name _Jim Mullis_

Address _2208 Mudgett_

City / State / Zip _G.J. Co. 81503_

Telephone _243-5184_

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

NOTES: _____

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 _R-8_

SETBACKS: Front_____ from property line (PL)

Side_____ from PL   Rear_____ from PL

Maximum Height of Structure(s) _____

Voting District_____   Driveway Location Approval_____
(Engineer's Initials)

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES____ NO____

Parking Requirement _____

Special Conditions_____

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 _Jim Mullis_   Date_1-23-08_

Department Approval _Pat Dunlap_   Date _1/23/08_

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. _interior remodel_
Utility Accounting _Walter Lower_		Date	_1/23/08_

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)*

Floor plan (hand-drawn):

- 6'9" (top left dimension)
- DRYER | WASHER
- BOILER & SIDEARM
- 3'8⅝"
- 32¼"
- 10⅝" (10'⅝")
- 11'0¼"
- 5'1"
- SINK
- STOOL
- MASTER CLOSET 8'7"
- 4°
- MASTER BDRM.
- 14'
- 18'8½"
- 2°
- 3½"
- 3'1"
- 7'1¼"
- 6'
- 9'
- MASTER CLOSET
- 2°
- 5' x 6' CLOSET
- 30'
- 3°
- 2°
- 24 CAB.
- FAMILY RM.
- SINK
- TUB
- 11'
- SINK & CABINETS
- STOOL
- SHOWER
- 13'9½" (13'9¼")
- 10'11¾"
- 25'
- N