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

BLDG PERMIT NO. 73171



Your Bridge to a Better Community

BLDG ADDRESS 821 27 Road SQ. FT. OF PROPOSED BLDGS/ADDITION 840  
 TAX SCHEDULE NO. 2701-253-00-248 SQ. FT. OF EXISTING BLDGS 2898  
 SUBDIVISION - TOTAL SQ. FT. OF EXISTING & PROPOSED 3738  
 FILING - BLK - LOT - NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Dale E Jones - Janice R Jones NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 821 27 ROAD USE OF EXISTING BUILDINGS Home  
 (1) TELEPHONE 970-242-4945 DESCRIPTION OF WORK & INTENDED USE GARAGE Addition  
 (2) APPLICANT SANG existing driveway  
 (2) ADDRESS \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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 RSE-1 Maximum coverage of lot by structures 25.9%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL, Rear 30' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 16 TRAFFIC 13 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 Dale Jones Date 12-03-99  
 Department Approval Ronnie Edwards Date 12/7/99

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>Marshall Cole</u>		<u>No Chg in</u>
		Date	<u>12/7/99</u>

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

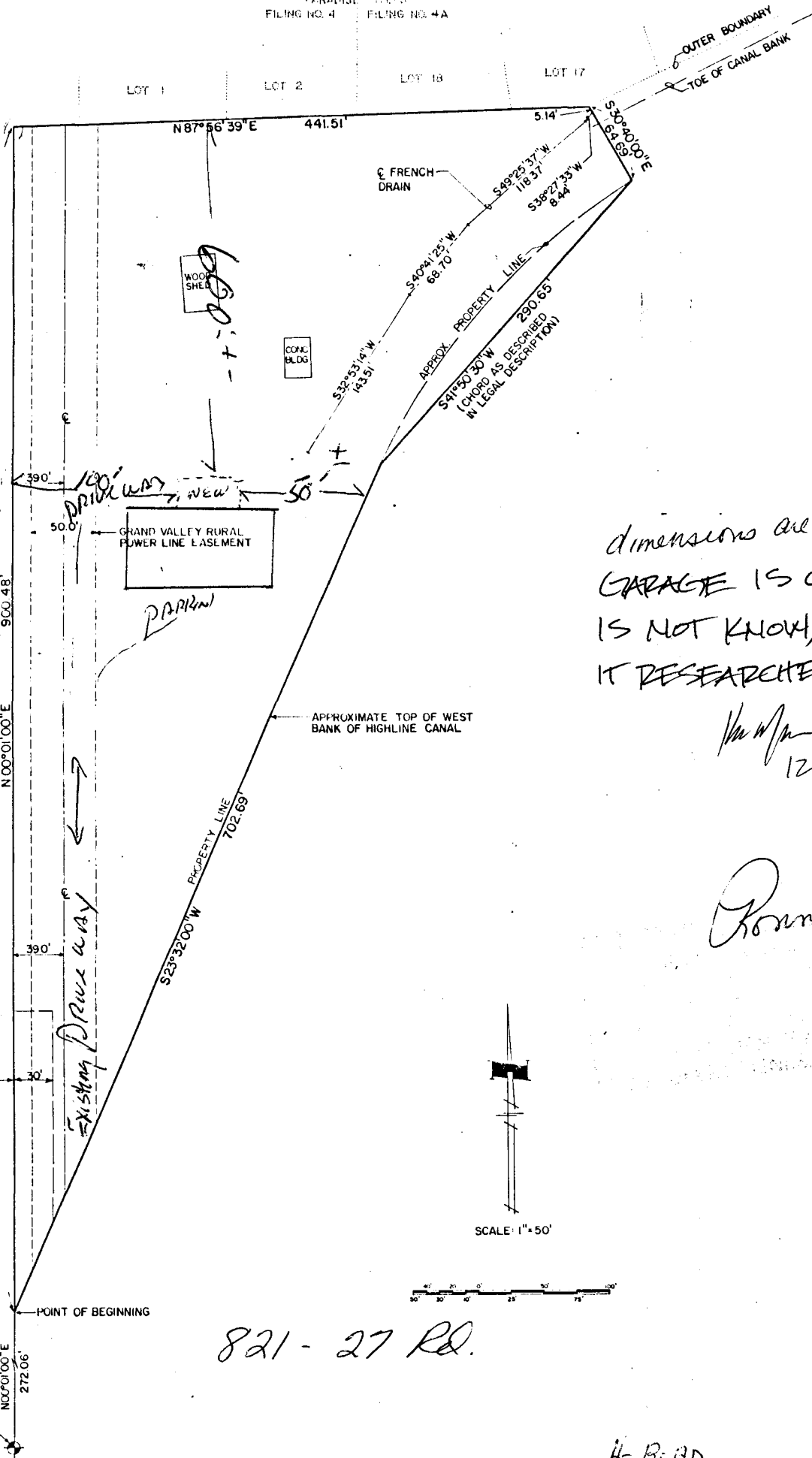
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT 1

LOT 2

LOT 18

LOT 17



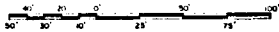
dimensions are approximate -  
GARAGE IS O.K. ACCESS  
IS NOT KNOWN, NOR WAS  
IT RESEARCHED.

*Vm M*  
12/7/99

*Ronnie* 12/7/99



SCALE: 1" = 50'



821 - 27 RD.

H-Beard

A  
E  
C  
R