

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 73155



Your Bridge to a Better Community

BLDG ADDRESS 680 30 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION interior  
 TAX SCHEDULE NO. 2943-042-22-008 SQ. FT. OF EXISTING BLDGS 30 By 60 -  
 SUBDIVISION Palmyra Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK 3 LOT 8 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER ORRIN-DAVA THOMPSON NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 (1) ADDRESS 680 30 Rd. 242-6016 USE OF EXISTING BUILDINGS residential  
 (1) TELEPHONE 970 434-7752 DESCRIPTION OF WORK & INTENDED USE Shop  
 (2) APPLICANT same TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 250-9728 \_\_\_\_\_ 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 RSF-1 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES NA NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Req'mt \_\_\_\_\_ Shop only for use with single family home  
 Maximum Height \_\_\_\_\_ Special Conditions Interior remodel of residential Shop bldg. to add a bathroom  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_  
No kitchen facilities allowed.

**PAID**

SEP 24 1999

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 \_\_\_\_\_ Date 9-24-99  
 Department Approval Kathy Parker Date 9-24-99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12590</u>
Utility Accounting	<u>Ammy Beuseley</u>		Date <u>9/24/99</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)**