

FEE \$	5
TCP \$	-
IF \$	-

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

BLDG PERMIT NO. 75586



*EX*

Your Bridge to a Better Community

BLDG ADDRESS 2335 N. 12<sup>th</sup> SQ. FT. OF PROPOSED BLDGS/ADDITION 0

TAX SCHEDULE NO. 2945-111-00-014 SQ. FT. OF EXISTING BLDGS 2000+-

SUBDIVISION - TOTAL SQ. FT. OF EXISTING & PROPOSED W.A.

FILING - BLK - LOT - NO. OF DWELLING UNITS:  
 Before: 1 After: 0 this Construction

(1) OWNER Hayden S. Howard-Farr NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 0 this Construction

(1) ADDRESS 421 Brach Ar. USE OF EXISTING BUILDINGS RES.

(1) TELEPHONE 242-8861 DESCRIPTION OF WORK & INTENDED USE demo.

(2) APPLICANT KEYSTONE CUSTOM BLDGS TYPE OF HOME PROPOSED: N.A.  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS P.O. Box 1807 GJ.

(2) TELEPHONE 243-9420

**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 B-1 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL Parking Req't per site plan review -

Maximum Height \_\_\_\_\_ Special Conditions future development  
not approved yet.

**DEMO ONLY** CENSUS 5 TRAFFIC 27 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 [Signature] Date 6-14-2K

Department Approval Ronnie Edwards Date 6-14-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>	Date	<u>6/14/00</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)