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

BLDG PERMIT NO. 70958



Your Bridge to a Better Community

BLDG ADDRESS 653 24 1/2 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1,080 *pole shed*

TAX SCHEDULE NO. 2945-042-03-026 SQ. FT. OF EXISTING BLDGS 3,286

SUBDIVISION — TOTAL SQ. FT. OF EXISTING & PROPOSED 4,166

FILING — BLK — LOT — NO. OF DWELLING UNITS:  
 Before: 2 After: 2 this Construction

(1) OWNER CHAS & DONNA B. ROTH NO. OF BUILDINGS ON PARCEL  
 Before: 4 After: 4 this Construction

(1) ADDRESS 302 Gunnison USE OF EXISTING BUILDINGS Storage trailers to be removed  
2 houses - carport

(1) TELEPHONE 242-0378 DESCRIPTION OF WORK & INTENDED USE Garage  
Storage for trailers & boat

(2) APPLICANT CHAS ROTH TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
1 Other (please specify) pole shed

(2) ADDRESS 302 Gunnison

(2) TELEPHONE 242-0378

**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-R Maximum coverage of lot by structures 5%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO

or \_\_\_\_\_ from center of ROW, whichever is greater

Side 50' from PL, Rear 50' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 35 Special Conditions \_\_\_\_\_

CENSUS 9 TRAFFIC 5 ANN# \_\_\_\_\_

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 Chas & Donna B. Roth Date 9/18/00

Department Approval Ante J. Costello Date 9/22/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Wabi Overholt</u>	Date	<u>9-22-00</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)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1 - An outline of the PROPERTY LINES with dimensions.
- 2 - An outline of the PROPOSED STRUCTURE with its dimensions.
- 3 - The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4 - All EASEMENTS or RIGHTS - OF - WAY on the property
- 5 - All other STRUCTURES on the property.
- 6 - All STREETS and ALLEYS adjacent to the property and street names.
- 7 - All existing and proposed DRIVEWAYS.
- 8 - An arrow indicating North.

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE. # 2945-042-00-026

ACCEPTED SLC 9/22/00  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



289'28" North

