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

BLDG PERMIT NO. MM407



Your Bridge to a Better Community

BLDG ADDRESS 776 26 1/2 RD. SQ. FT. OF PROPOSED BLDGS/ADDITION 135 sq. FT.
 TAX SCHEDULE NO. 2701-351-00-006 SQ. FT. OF EXISTING BLDGS 2000 sq. FT.
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2135 sq. FT.
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 5 After: 5 this Construction
 (1) OWNER Kent Dow
 (1) ADDRESS 734 CORRAL CT. USE OF EXISTING BUILDINGS 1-HOUSE 4-OUT Bldgs
 (1) TELEPHONE 245-9569 DESCRIPTION OF WORK & INTENDED USE COVERED PATIO
 (2) APPLICANT Young's Gen Contr Inc. TYPE OF HOME PROPOSED:
 (2) ADDRESS 2936 B Rd. _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 242-9589 _____ 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-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt _____
 Maximum Height 35' 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).

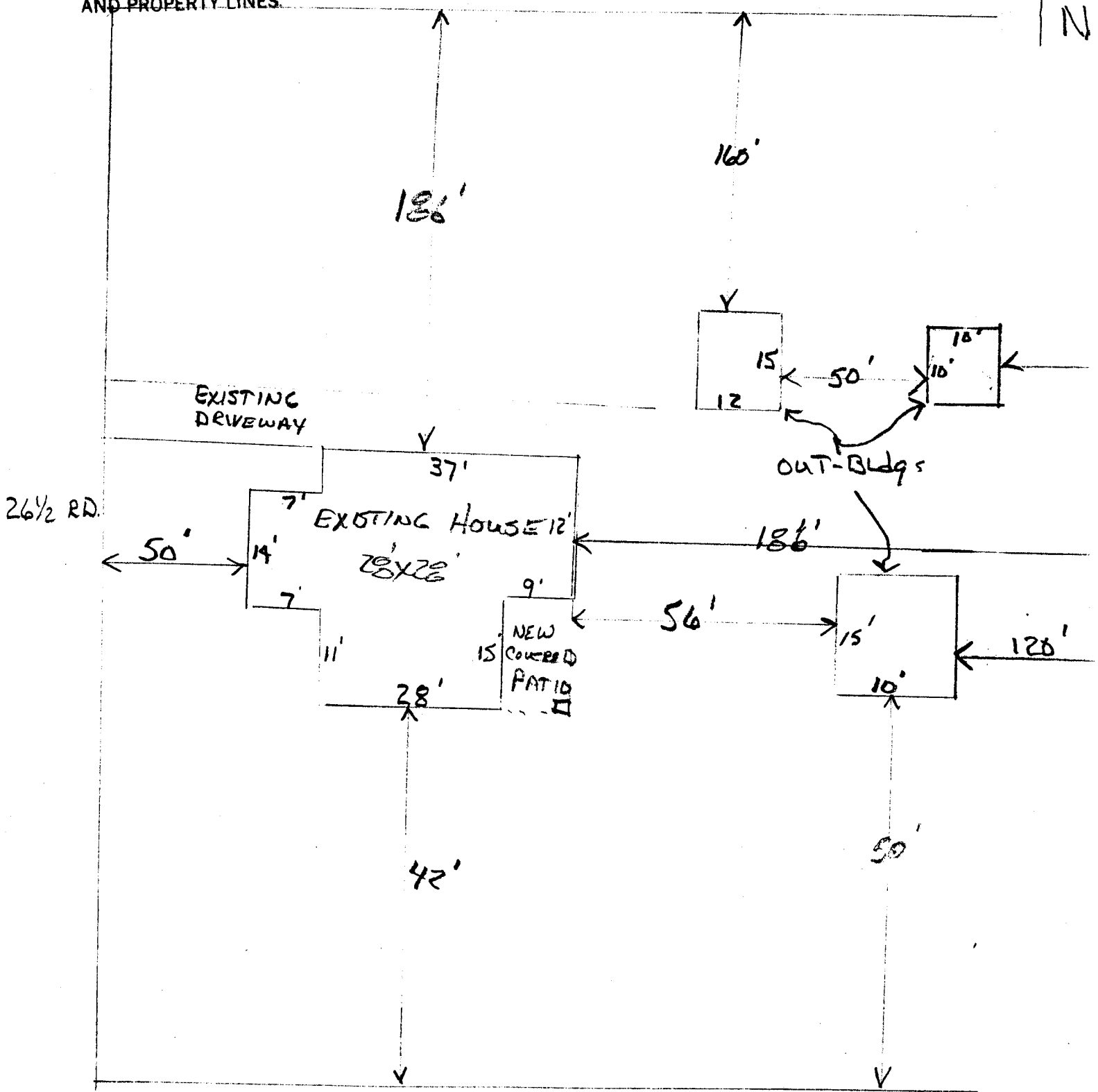
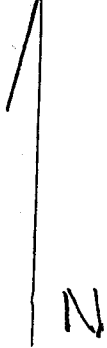
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Robert M. Young Jr. Date 10-26-00
 Department Approval [Signature] Date 10/26/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/P No chg in fee
Utility Accounting	<u>[Signature]</u>		Date <u>10/26/00</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)

ACCEPTED *10/20/00*
C. Jane Wilson
 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.



776 26 1/2 RD. PLOT PLAN