

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 77640



Your Bridge to a Better Community

BLDG ADDRESS 629-26 Road SQ. FT. OF PROPOSED BLDGS/ADDITION 740
 TAX SCHEDULE NO. 2945-034-00-081 SQ. FT. OF EXISTING BLDGS 2700
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 3440
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS
 Before: 1 After: 2 this Construction
 (1) OWNER Robin D or Miriam Peckham NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 629-26 Road USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 970-245-3040 DESCRIPTION OF WORK & INTENDED USE Storage BLDG.
 (2) APPLICANT John Peckham TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE 245-3040 Manufactured Home (HUD)
 Other (please specify) N/A

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 40%
 SETBACKS: Front 20' 3/8' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 15' 3/8' from PL, Rear 30' 10' from PL Parking Req'mt N/A
 Maximum Height 35' Special Conditions _____
 CENSUS 4 TRAFFIC 10 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 John Peckham Date 9-21-00
 Department Approval Patricia Date 9-21-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>Overholt</u>	Date	<u>9/21/00</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)

Bramar Circle

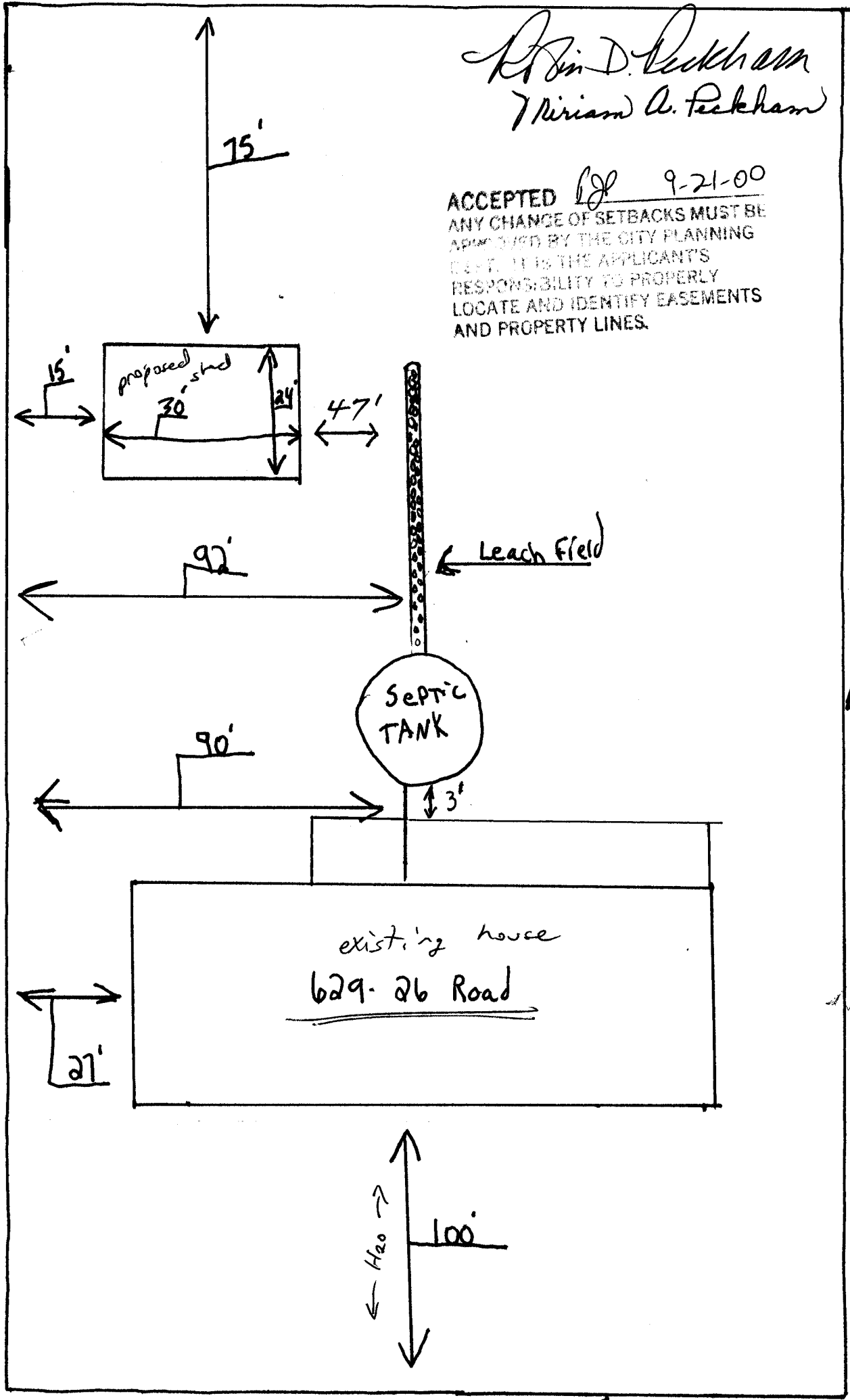
W

09/21/00

John D. Peckham
Miriam A. Peckham

ACCEPTED *[Signature]* 9-21-00
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.

S



381'

N

140'w

26 Road

E