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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 74697



Your Bridge to a Better Community

BLDG ADDRESS 260 1/2 27 1/2 Road SQ. FT. OF PROPOSED BLDGS/ADDITION N/A
TAX SCHEDULE NO. 2945-251-02-021 SQ. FT. OF EXISTING BLDGS 400^{sq}
SUBDIVISION 2485 45 Hwy 6950 TOTAL SQ. FT. OF EXISTING & PROPOSED N/A
FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
Before: 1 After: 0 this Construction
(1) OWNER ACE HOMES NO. OF BUILDINGS ON PARCEL
Before: _____ After: _____ this Construction
(1) ADDRESS 2485 45 Hwy 6950 USE OF EXISTING BUILDINGS RESIDENTIAL
(1) TELEPHONE 243-8412 DESCRIPTION OF WORK & INTENDED USE DEMO EXISTING
(2) APPLICANT Sorter Construction TYPE OF HOME PROPOSED:
(2) ADDRESS 2802 Hwy 50 GJ 68501 _____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE 242-1736 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 RF-8 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 DEMO ONLY from PL Parking Req'mt _____
Special Conditions _____
Maximum Height _____ CENSUS _____ TRAFFIC _____ 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 _____ Date _____
Department Approval [Signature] Date 4/10

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>4/10/00</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)