

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	292 <sup>00</sup>

Total = 802<sup>00</sup>

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 77741



Your Bridge to a Better Community

BLDG ADDRESS 274-27 Rd. Cj. SQ. FT. OF PROPOSED BLDGS/ADDITION 1800 sqft  
 TAX SCHEDULE NO. 2945-252-00-091 SQ. FT. OF EXISTING BLDGS 1200 sqft  
 SUBDIVISION Williamson Minor Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 3000

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2

NO. OF DWELLING UNITS:  
 Before: 1 After: 2 this Construction

(1) OWNER Don Williamson Sr.

NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 3 this Construction

(1) ADDRESS 274-27 Rd Cj.

USE OF EXISTING BUILDINGS Dwelling

(1) TELEPHONE 243-3068

DESCRIPTION OF WORK & INTENDED USE Dwelling

(2) APPLICANT Don Williamson Jr

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 274-27 Rd. Cj.

(2) TELEPHONE 243-3068 - call 216-8353

**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 RMF-8  
 SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL  
 Maximum Height 35'

Maximum coverage of lot by structures 45%  
 Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Parking Req'mt 2  
 Special Conditions \_\_\_\_\_  
 CENSUS 13 TRAFFIC 80 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).

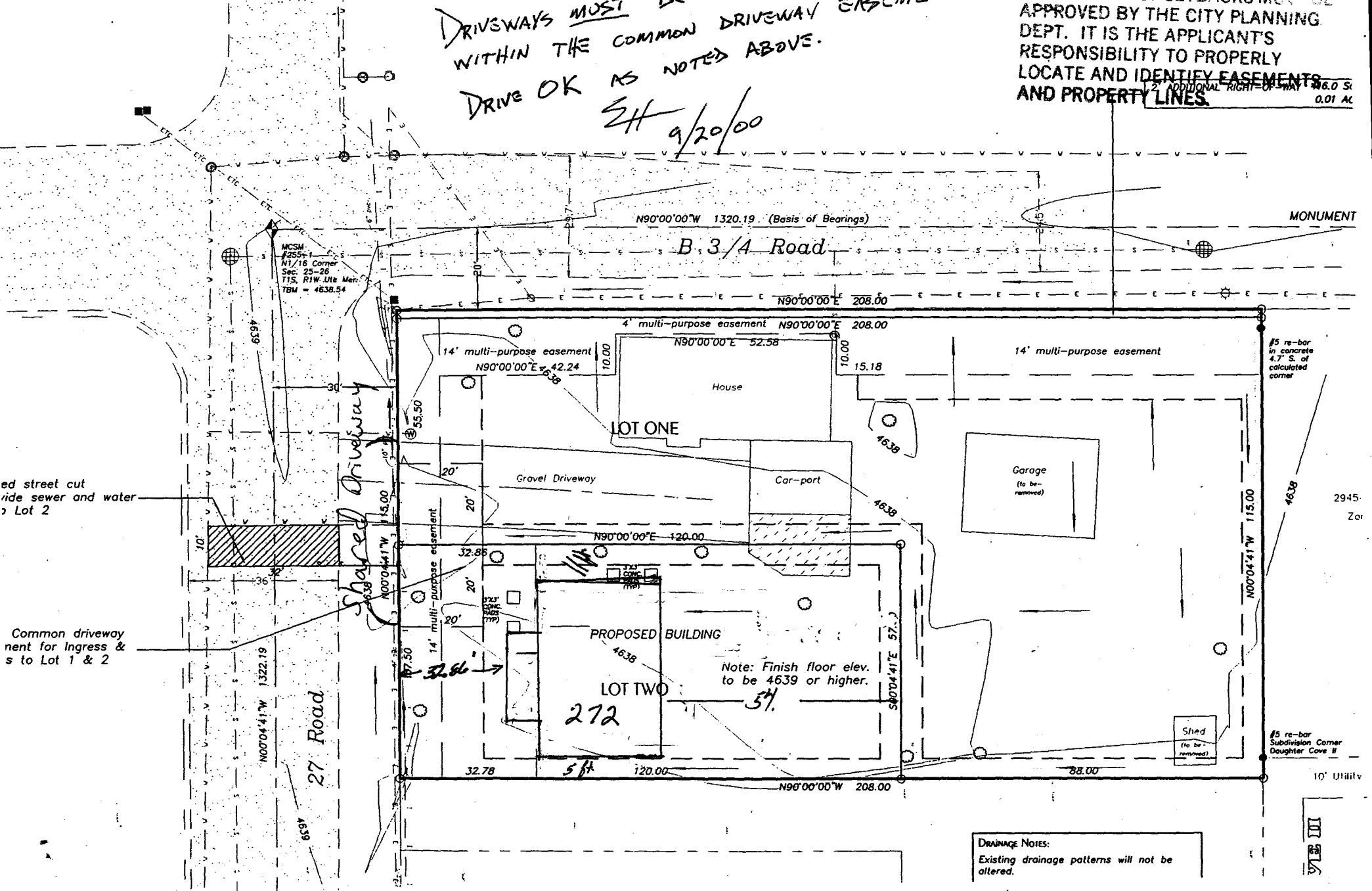
Applicant Signature Donald Williamson Jr Date 9/20/00  
 Department Approval Pat Pat Date 11-15-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13556</u>
Utility Accounting	<u>Ch Cole</u>	Date	<u>11/15/00</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)

DRIVEWAYS MUST BE LOCATED  
 WITHIN THE COMMON DRIVEWAY EASEMENTS  
 DRIVE OK AS NOTED ABOVE.  
 SH 9/20/00

ACCEPTED *11-15-00*  
 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.



Drainage Notes:  
 Existing drainage patterns will not be altered.