

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

OK

BLDG ADDRESS 687 30 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 1600 ±
 TAX SCHEDULE NO. 2943-051-68-002 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION PARTNERS MINOR TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK _____ LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 0 this Construction
 (1) OWNER JAMES F. MACKLEY NO. OF BUILDINGS ON PARCEL
E/IAINE S. MACKLEY Before: 0 After: 1 this Construction
 (1) ADDRESS 2972 F 3/10 Rd, GRAND Jct. USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 242-4794 DESCRIPTION OF WORK & INTENDED USE Agricultural
 (2) APPLICANT JAMES F MACKLEY TYPE OF HOME PROPOSED:
 (2) ADDRESS SAME Site Built Manufactured Home (UBC)
 (2) TELEPHONE SAME Manufactured Home (HUD)
 Other (please specify) Agricultural Metal BARN

no home established here yet.

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 _____
 SETBACKS: Front _____ from property line (PL)
 or 60' from center of ROW, whichever is greater Permanent Foundation Required: YES NO _____
 Side 50' from PL, Rear 50' from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions no water or sewer - only electric
 CENSUS 11 TRAFFIC 45 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 James F Mackley Date 1-31-2000
 Department Approval Pat Pit Date 1-31-2000

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Pat Pit</u>	<u>no chg in use</u>	<u>storage only</u>
		Date	<u>1/31/00</u>

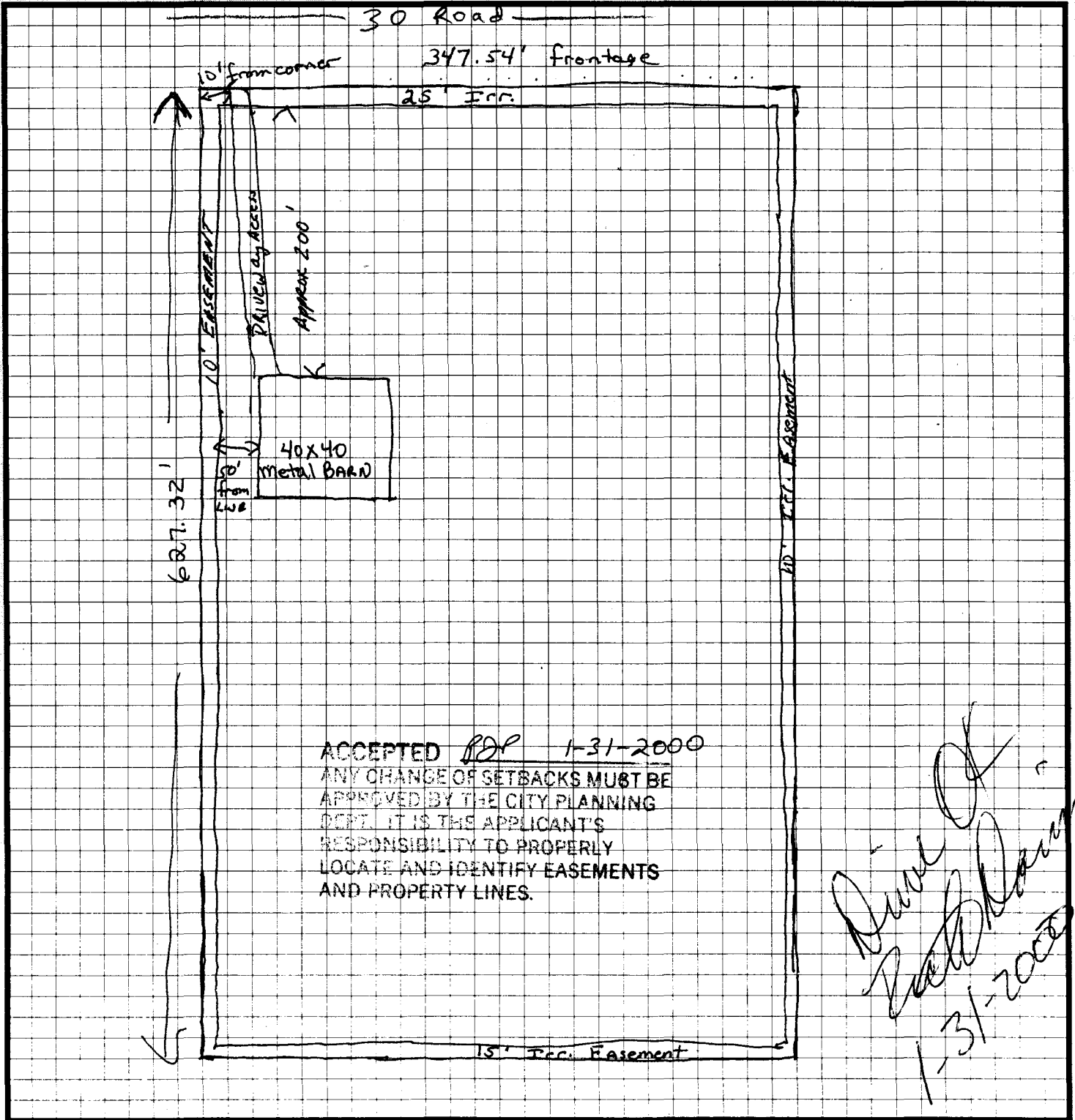
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(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.



687 30 Road