

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 76850



Your Bridge to a Better Community

BLDG ADDRESS 701 30th G.J. Co. SQ. FT. OF PROPOSED BLDGS/ADDITION 1800

TAX SCHEDULE NO. 2705-324-00-031 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION N/A TOTAL SQ. FT. OF EXISTING & PROPOSED 1800

FILING N/A BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER William & Judith M. Donaldson Before: _____ After: _____ this Construction

(1) ADDRESS 701 30th G.J. Co NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 245-3403 Before: 5 After: 5 this Construction

(2) APPLICANT Owner USE OF EXISTING BUILDINGS Barn, Tack, Hay, Home & Garage

(2) ADDRESS 701 30th G.J. Co DESCRIPTION OF WORK & INTENDED USE Garage

(2) TELEPHONE 245-3403 TYPE OF HOME PROPOSED:

_____ Site Built _____ Manufactured Home (UBC)

_____ Manufactured Home (HUD)

_____ 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 BSF-B

Maximum coverage of lot by structures 500

SETBACKS: Front 25' from property line (PL)
 or _____ 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 35'

Special Conditions _____

CENSUS 11 TRAFFIC 46 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 William M. Donaldson Date 8/31/00

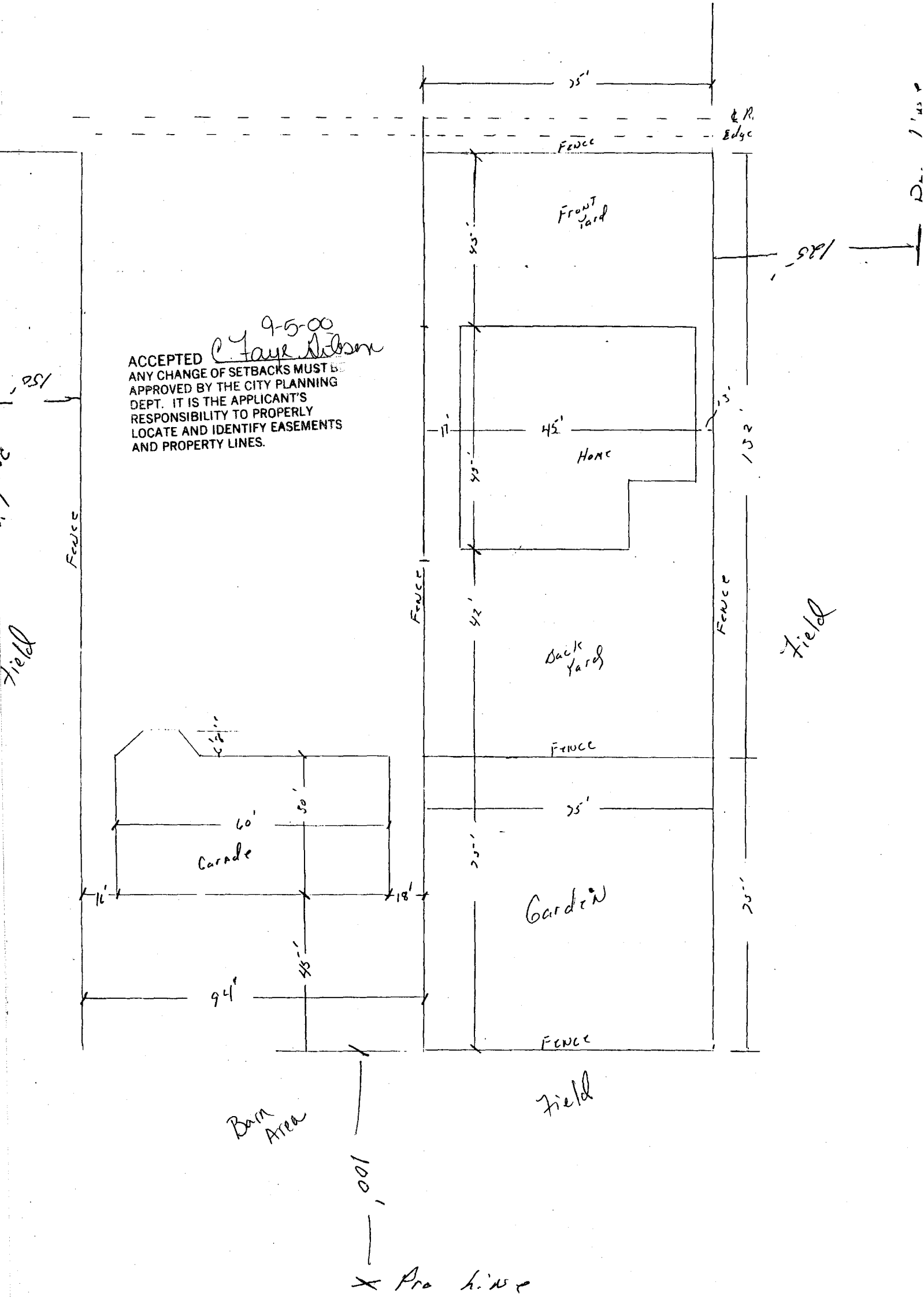
Department Approval C. Jaye Nelson Date 9-5-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>0</u>	W/O No. _____
Utility Accounting	<u>D Overholt</u>	Date	<u>9-5-00</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)

Front



ACCEPTED 9-5-00
 C. Laure Nelson
 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.

Barn Area

100'

X Pro. line

Field

Field

Garden

Back Yard

Front Yard

Fence

Fence

Fence

Fence

R.R. Edge

D.L. 1'45"