

FEE \$	<u>0</u> previously paid
TCP \$	<u>—</u>
SIF \$	<u>—</u>

previously 1/31/00 PSE

Bldg permit had been placed 10/18/00 by Ronnie

**PLANNING CLEARANCE**

BLDG PERMIT NO. 77070

(Single Family Residential and Accessory Structures)  
**Community Development Department**



final CO cannot be issued until bldg permit for home has been issued.

BLDG ADDRESS 687 30 Rd.  
 TAX SCHEDULE NO. 2943-051-68-002  
 SUBDIVISION Partners Mine  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 (1) OWNER James F Mackley  
Elaine S. Mackley  
 (1) ADDRESS 2972 F 31/2 Rd., Grand Jct 9104  
 (1) TELEPHONE 242-4794  
 (2) APPLICANT James F Mackley  
 (2) ADDRESS Same  
 (2) TELEPHONE Same

SQ. FT. OF PROPOSED BLDGS/ADDITION 1600  
 SQ. FT. OF EXISTING BLDGS N/A  
 TOTAL SQ. FT. OF EXISTING & PROPOSED proposed home will be 2800 +/- within 6 mo.  
 NO. OF DWELLING UNITS:  
 Before: 0 After: 0 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 USE OF EXISTING BUILDINGS N/A  
 DESCRIPTION OF WORK & INTENDED USE Agricultural  
 TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 Other (please specify) Agricultural Metal Building.

**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) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or 60' from center of ROW, whichever is greater  
 Side 50' from PL, Rear 50' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 32' Special Conditions Replaces previous clearance.  
will include home at later date - w/in 6 mo. CENSUS 11 TRAFFIC 45 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 James F Mackley Date 10/4/00  
 Department Approval Ronnie Edwards Date 10/4/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change in use</u>
Utility Accounting	<u>Halt</u>	Date	<u>10/4/00</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)