

Kent Marsh 244-1451

FEE \$	10.00
TCP \$	500.00
MF \$	292.00

# PLANNING CLEARANCE

BLDG PERMIT NO. 75474

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



EX

Your Bridge to a Better Community

BLDG ADDRESS 403 BUTE CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 3000 SF

TAX SCHEDULE NO. 2945-174-41-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION COBBLESTONE RIDGES #2 TOTAL SQ. FT. OF EXISTING & PROPOSED 3000 SF

FILING Replat BLK 1 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Scott Summers NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2835 NEWPORT CIR. USE OF EXISTING BUILDINGS SFR

(1) TELEPHONE 263-7441 DESCRIPTION OF WORK & INTENDED USE SFR

(2) APPLICANT SAME AS ABOVE TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 PR-4 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 28' Special Conditions \_\_\_\_\_

CENSUS 1401 TRAFFIC 96 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 Scott Summers Date 6/7/00

Department Approval Ronnie Edwards Date 6/7/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>13151</u>
Utility Accounting <u>Dotter Kanaver</u>		Date	<u>6-8-00</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)

ACCEPTED *Ronnie* 6/8/00  
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.

6/8/00  
DRIVE O.K.  
*[Signature]*

