

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	292 ⁻

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

Modular Home
 BLDG PERMIT NO. 74512 - house
 74513 - garage



Your Bridge to a Better Community

BLDG ADDRESS 2898 C.5 road SQ. FT. OF PROPOSED BLDGS/ADDITION 1344/896 ^{Home Shop}

TAX SCHEDULE NO. 2943-191-14-002 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION ~~Bluffs~~ Weaver M.S. TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING 2 BLK — LOT 2 NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction

(1) OWNER Derek J. Scovill NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 2 this Construction

(1) ADDRESS 3215 Frd. #12 USE OF EXISTING BUILDINGS none

(1) TELEPHONE 970-523-5181 DESCRIPTION OF WORK & INTENDED USE new home

(2) APPLICANT cell - 261-4652 TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS Same

(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 RSF-2 Maximum coverage of lot by structures 25%

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

Side 15' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions HUD approved - permanent foundation

CENSUS 8 TRAFFIC 59 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 Derek J. Scovill Date 3-27-00

Department Approval Mishi Aragon Date 3/29/00

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12978

Utility Accounting J. Adams Date 3.29.00

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)

Rear
yard

ACCEPTED

Aishi 3/29/10

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.

Shared Drive way
Side yard

40' easement