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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 77244



Your Bridge to a Better Community

BLDG ADDRESS 2643 COTTONWOOD DR SQ. FT. OF PROPOSED BLDGS/ADDITION 156

TAX SCHEDULE NO. 2701-352-53-002 SQ. FT. OF EXISTING BLDGS 1856

SUBDIVISION NORTH ROLLING ACRES TOTAL SQ. FT. OF EXISTING & PROPOSED 2012

FILING 2 BLK _____ LOT 2

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL:
 Before: 1 After: 1 this Construction

(1) OWNER CHARLES BAILEY

(1) ADDRESS 2643 COTTONWOOD DR

(1) TELEPHONE _____

USE OF EXISTING BUILDINGS RESIDENCE

(2) APPLICANT DAWAYNE MARTIN INC

DESCRIPTION OF WORK & INTENDED USE HOT TUB ROOM

(2) ADDRESS 1712 GLENWOOD AVE.

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 243-7365

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 30%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 15' from PL, Rear 30' from PL

Parking Req'mt _____

Maximum Height 35'

Special Conditions _____

CENSUS 10 TRAFFIC 17 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 Dawayne Martin Inc. Date 10-17-2000

Department Approval C. Jay Johnson Date 10/17/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No _____
Utility Accounting <u>Debi Overholt</u>	Date <u>10-17-00</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)

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