

New Home

FEE \$	10 <sup>-</sup>
TCP \$	500 <sup>-</sup>
SIF \$	292 <sup>-</sup>

### PLANNING CLEARANCE

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

BLDG PERMIT NO. 73393



Your Bridge to a Better Community

*Cash when ready*

BLDG ADDRESS 657 Deer View Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION 1750 + 1296  
 TAX SCHEDULE NO. 2945-012-07-008 SQ. FT. OF EXISTING BLDGS N/A  
 SUBDIVISION Taylor Minor TOTAL SQ. FT. OF EXISTING & PROPOSED 1750 + 1296  
 FILING N/A BLK N/A LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Phillip Taylor  
 (1) ADDRESS 2050 Sandlewood USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 2458641 DESCRIPTION OF WORK & INTENDED USE Single Family  
 (2) APPLICANT Phillip Taylor TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2050 Sandlewood  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 2458641  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 RSF-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 7' from PL, Rear 30' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 10 TRAFFIC 16 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 [Signature] Date 12-29-99  
 Department Approval [Signature] Date 3/20/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12958</u>
Utility Accounting	<u>[Signature]</u>	Date	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

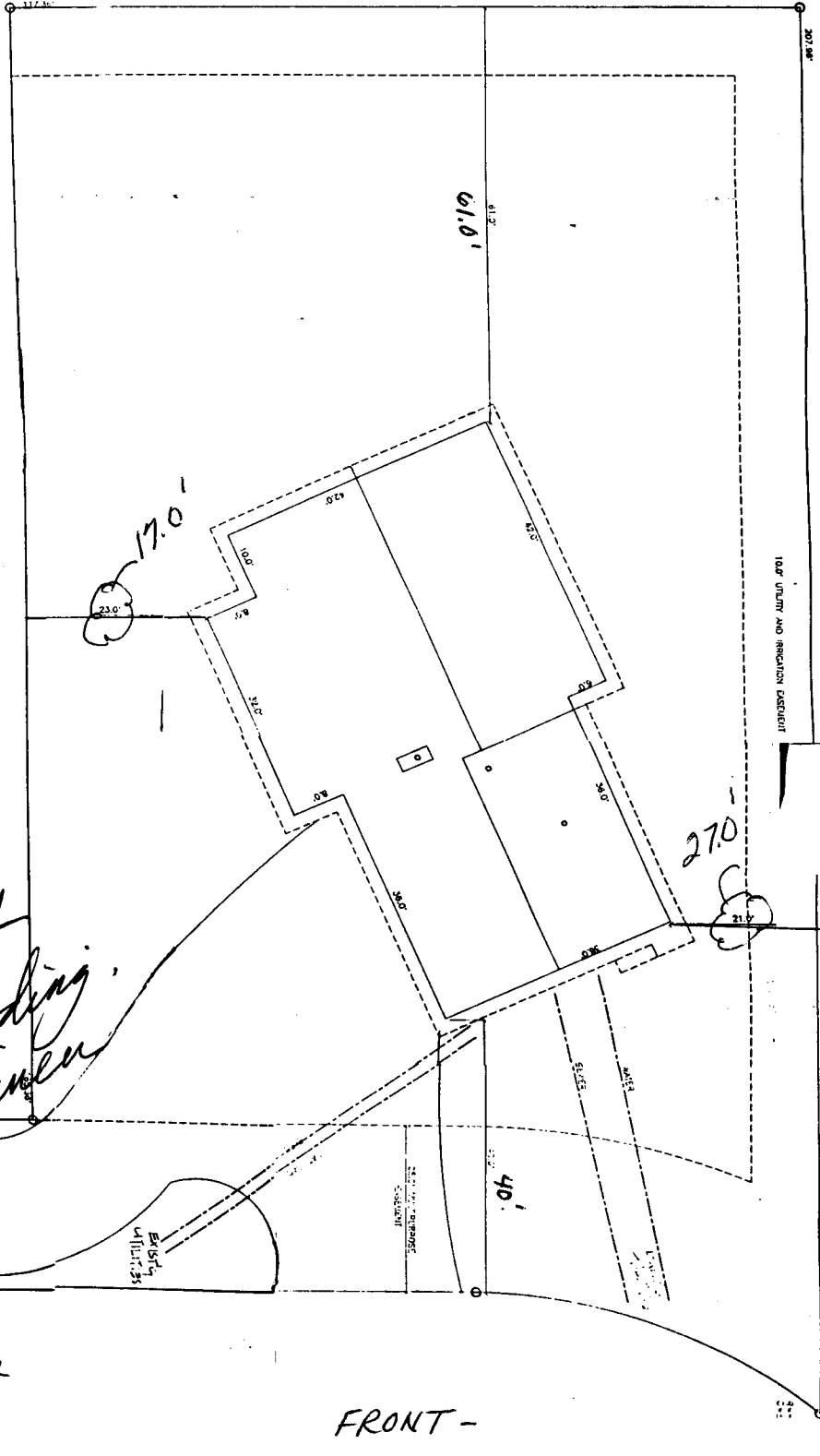
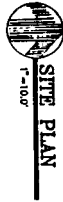
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED

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.

*Issue 3/20/00*

*Revised 3/21/00  
Bonnie*



*Drive OK.  
Rick Davis  
12-30-99  
The drive will require  
a good sized culvert  
under it to avoid flooding.  
Suggest having an engineer  
size it.*

657 Deer View Lane

FRONT -

DEER VIEW LANE