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

BLDG PERMIT NO. 73984



Your Bridge to a Better Community

BLDG ADDRESS 2652 G Road SQ. FT. OF PROPOSED BLDGS/ADDITION 240
 TAX SCHEDULE NO. 2701-354-21-001 SQ. FT. OF EXISTING BLDGS 1298
 SUBDIVISION Bonello TOTAL SQ. FT. OF EXISTING & PROPOSED 1538
 FILING _____ BLK _____ LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Lyle + Georgie Kay Shelby NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 2652 G Road USE OF EXISTING BUILDINGS Dwelling
 (1) TELEPHONE 242-9132 DESCRIPTION OF WORK & INTENDED USE addition
 (2) APPLICANT Owner TYPE OF HOME PROPOSED:
 (2) ADDRESS same _____ Site Built _____ Manufactured Home (UDC) DAUC
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 242-9132 _____ 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-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES X NO _____
 or 75' from center of ROW, whichever is greater
 Side 15' from PL, Rear 30' from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions _____
 CENSUS 10 TRAFFIC 21 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).

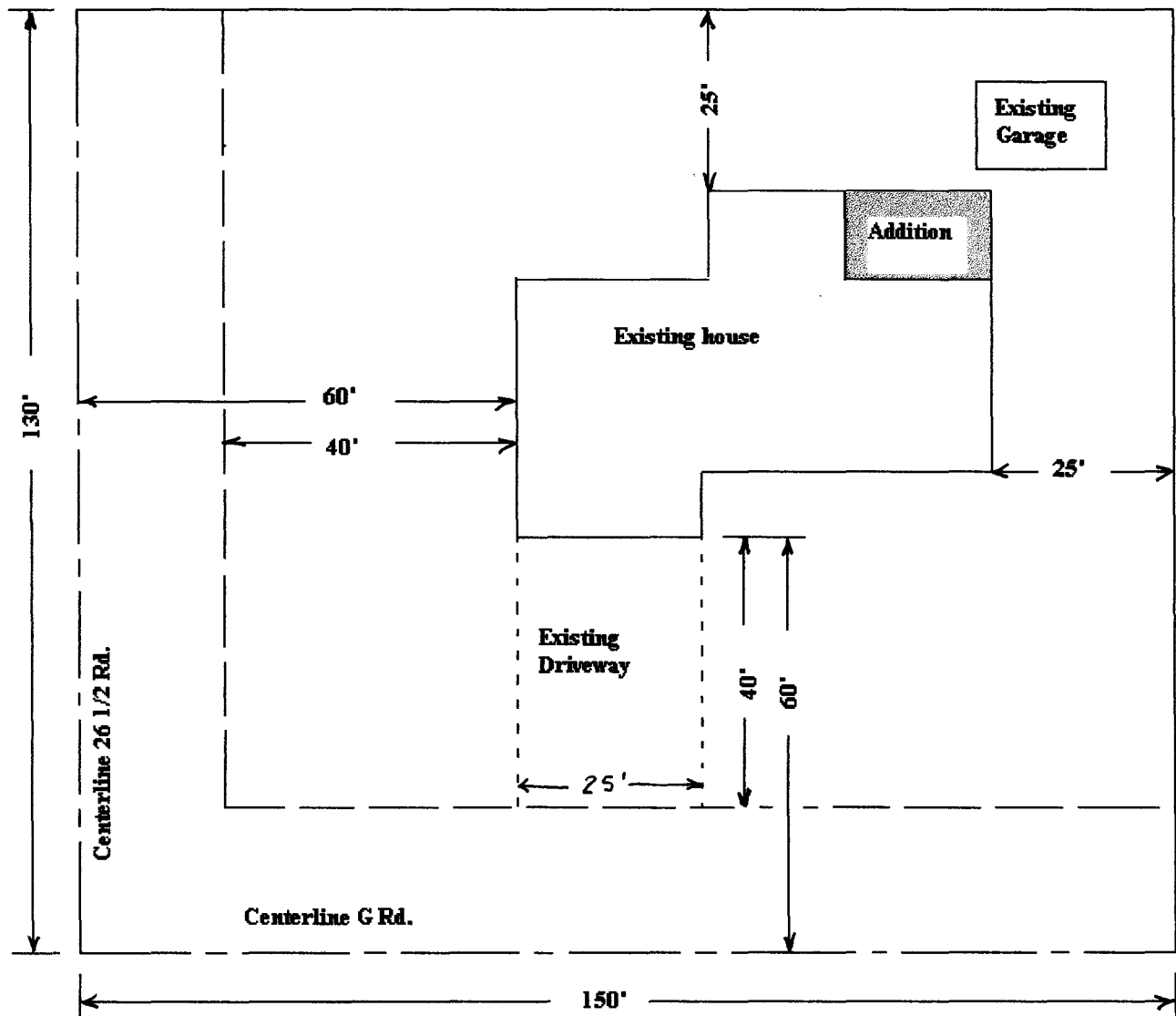
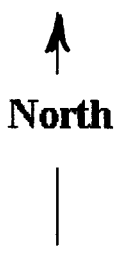
x Applicant Signature [Signature] Date _____
 Department Approval [Signature] Date 2/18/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensley</u>	Date	<u>2/18/00</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 *Alster 2/18/00*
ANY CHANGES 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.



Lyle and Georgie Kay Sheley Plot plan
2652 G Road
Grand Junction, CO