

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 7U238



Your Bridge to a Better Community

BLDG ADDRESS 662 LARKSPUR SQ. FT. OF PROPOSED BLDGS/ADDITION 774
 TAX SCHEDULE NO. 2945-022-10-008 SQ. FT. OF EXISTING BLDGS 1910
 SUBDIVISION NORTHFIELD ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED 2684
 FILING _____ BLK _____ LOT 20 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER JAMES + GLENDA BENNETT NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 662 LARKSPUR LN USE OF EXISTING BUILDINGS SAME
 (1) TELEPHONE 245-4412 DESCRIPTION OF WORK & INTENDED USE ADD ON BEDROOM + BATHROOM
 (2) APPLICANT JAMES S. BENNETT TYPE OF HOME PROPOSED:
 (2) ADDRESS 662 LARKSPUR LN. _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 245 4412 _____ 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-1 Maximum coverage of lot by structures 2000
 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 _____
 Maximum Height _____ Special Conditions _____
 CENSUS 10 TRAFFIC 20 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).

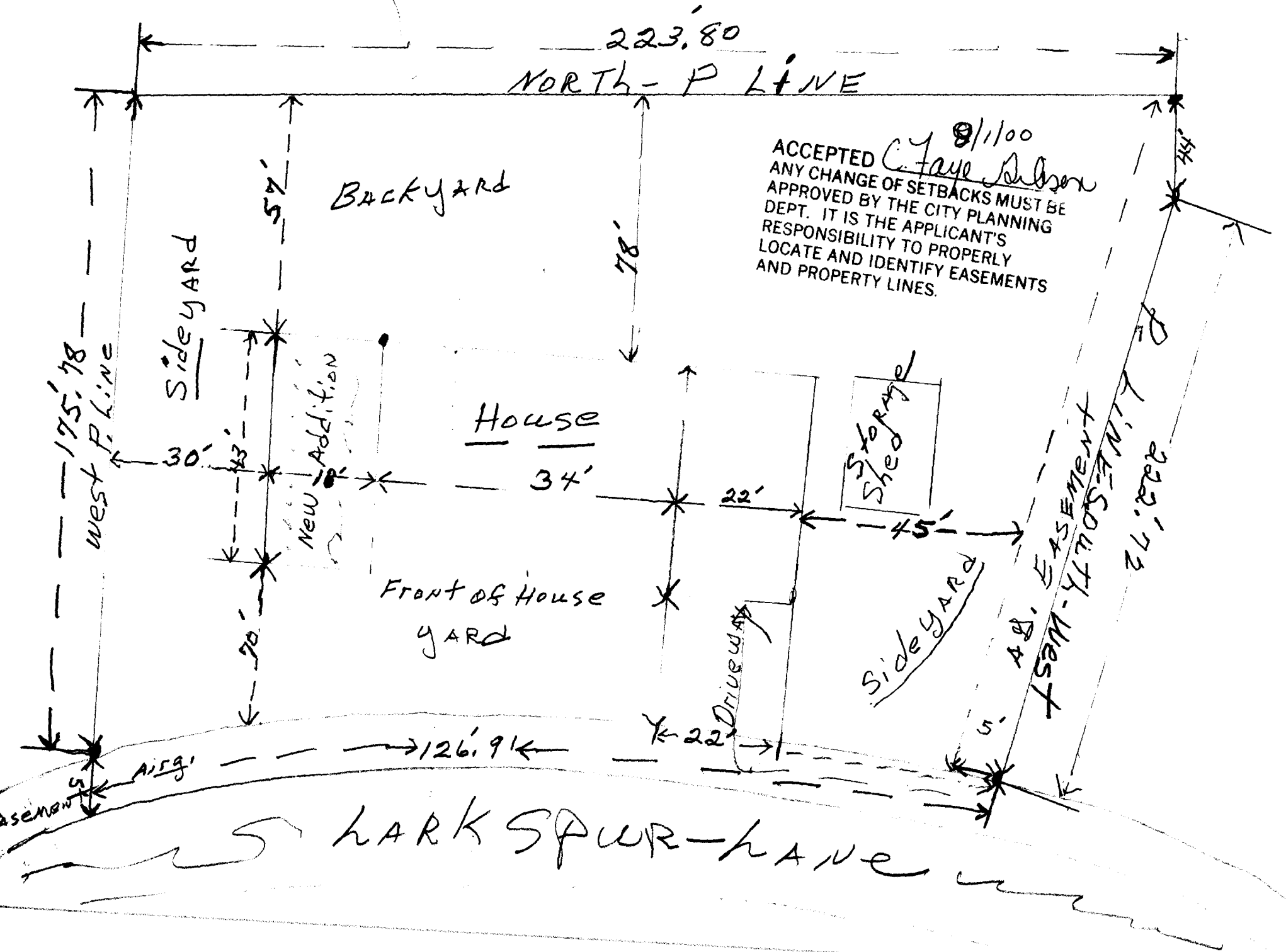
Applicant Signature James S. Bennett Date 7-26-00
 Department Approval C. Kaye Gibson Date 8-1-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No _____
Utility Accounting	<u>Debi Overholt</u>		Date <u>8-1-00</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)

666 LARK SPUR LANE
JIM BENNETT



ACCEPTED C. Faye Johnson 8/1/00
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.

LARK SPUR LANE

662 LARKSPUR LANE
JIM BENNETT

