

FEE \$ <u>10<sup>00</sup></u>
TCP \$
SIF \$

**PLANNING CLEARANCE**

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

BLDG PERMIT NO. 74678



Your Bridge to a Better Community

53241-6542

BLDG ADDRESS 2862 Picardy Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 768

TAX SCHEDULE NO. 2943-071-08-014 SQ. FT. OF EXISTING BLDGS 1940

SUBDIVISION Rothaupt Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 2708

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 014

(1) OWNER Gregory Halsey

(1) ADDRESS 2641 Texas Ave

(1) TELEPHONE (970) 242-9427

(2) APPLICANT Wayne Halsey

(2) ADDRESS 2862 Picardy Dr.

(2) TELEPHONE 242-9427

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 3 this Construction

USE OF EXISTING BUILDINGS Single family dwelling

DESCRIPTION OF WORK & INTENDED USE Work shop

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 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-5

Maximum coverage of lot by structures 35%

SETBACKS: Front 23' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 3' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions \_\_\_\_\_

CENSUS 6 TRAFFIC 30 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 Wayne A. Halsey Date 4/7/00

Department Approval Y/Ishe Pragon Date 4/7/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>None</u>
Utility Accounting	<u>Dottie Tanner</u>		Date <u>4-7-00</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)

CEANAL

DRAINAGE DIST RIGHT OF WAY  
201

SHOP WILL BE  
INSULATED SHEETROCK  
WATER & HEAT

12' X 20'  
STORAGE SHED

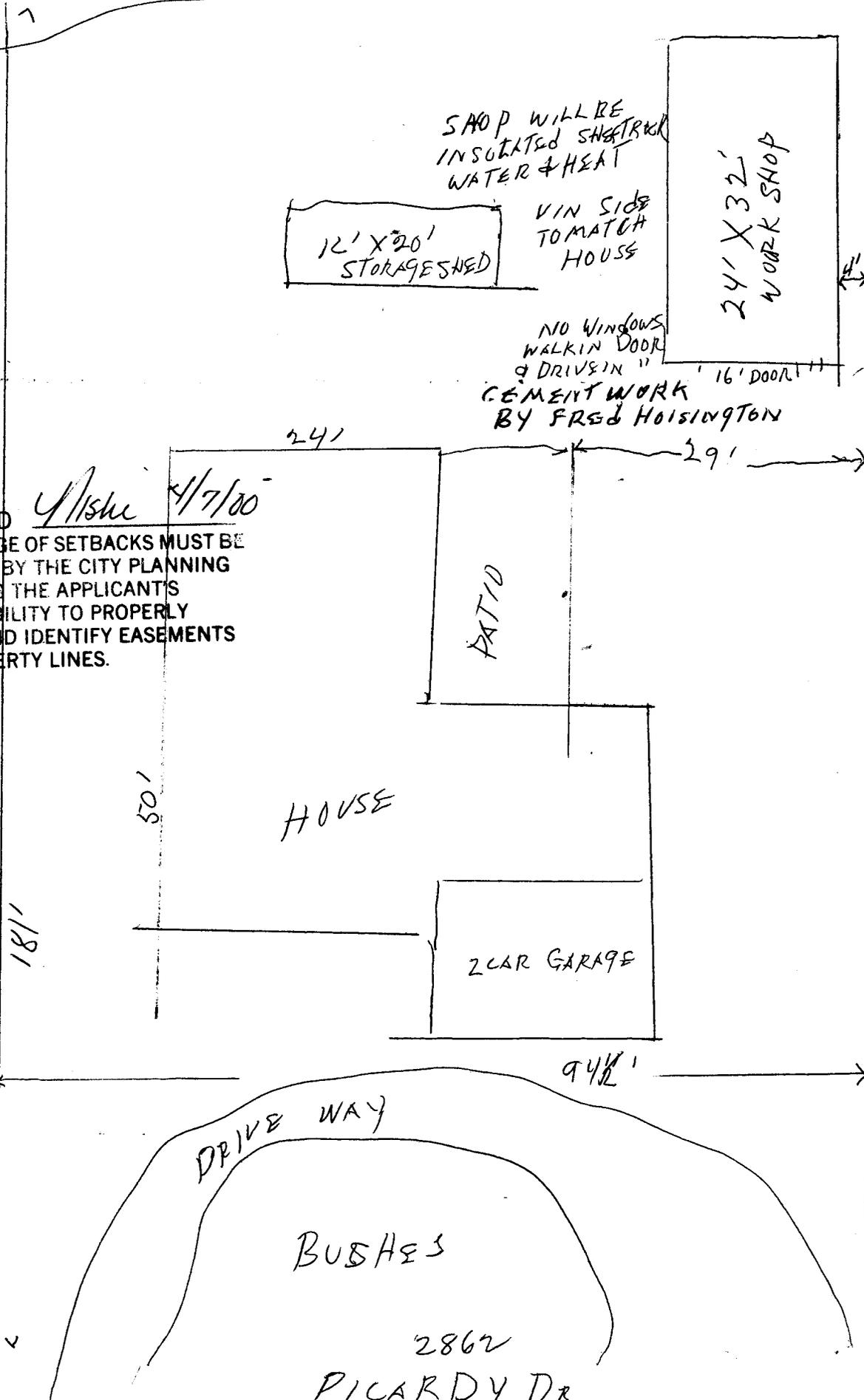
VIN SIDE  
TOMATCH  
HOUSE

24' X 32'  
WORK SHOP

NO WINDOWS  
WALKIN DOOR  
& DRIVE IN "  
CEMENT WORK  
BY FRED HOISINGTON

16' DOOR

ACCEPTED *Alshu* 4/7/00  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
STATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



DRIVE WAY

BUSHES

2862  
PICARDY DR

2 CAR GARAGE

HOUSE

PATIO

50'

181'

24'

29'

220'

94 1/2'