

| | |
|--------|-------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 500 ⁰⁰ |
| SIF \$ | 292 ⁰⁰ |

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

BLDG PERMIT NO. 177448



Your Bridge to a Better Community

BLDG ADDRESS 2024 Rosette Court SQ. FT. OF PROPOSED BLDGS/ADDITION 3400

TAX SCHEDULE NO. 2947-223-32-001 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Tiara West Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 3400

FILING _____ BLK _____ LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Tope Company NO. OF BUILDINGS ON PARCEL
 Before: 0 After: _____ this Construction

(1) ADDRESS 2072 S. Broadway USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 245-7856 DESCRIPTION OF WORK & INTENDED USE Single family Dwelling

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

(2) ADDRESS _____

(2) TELEPHONE _____

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) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 1401 TRAFFIC 660 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 Melinda Tope - Sec. Treas Date 10-31-00

Department Approval Scott J. Castello Date 11-1-00

| | | | |
|--------------------------------------------------------|-----------------------------------------|----------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO _____ | W/O No. <u>13509</u> |
| Utility Accounting | <u>OM Cole</u> | Date | <u>11-01-00</u> |

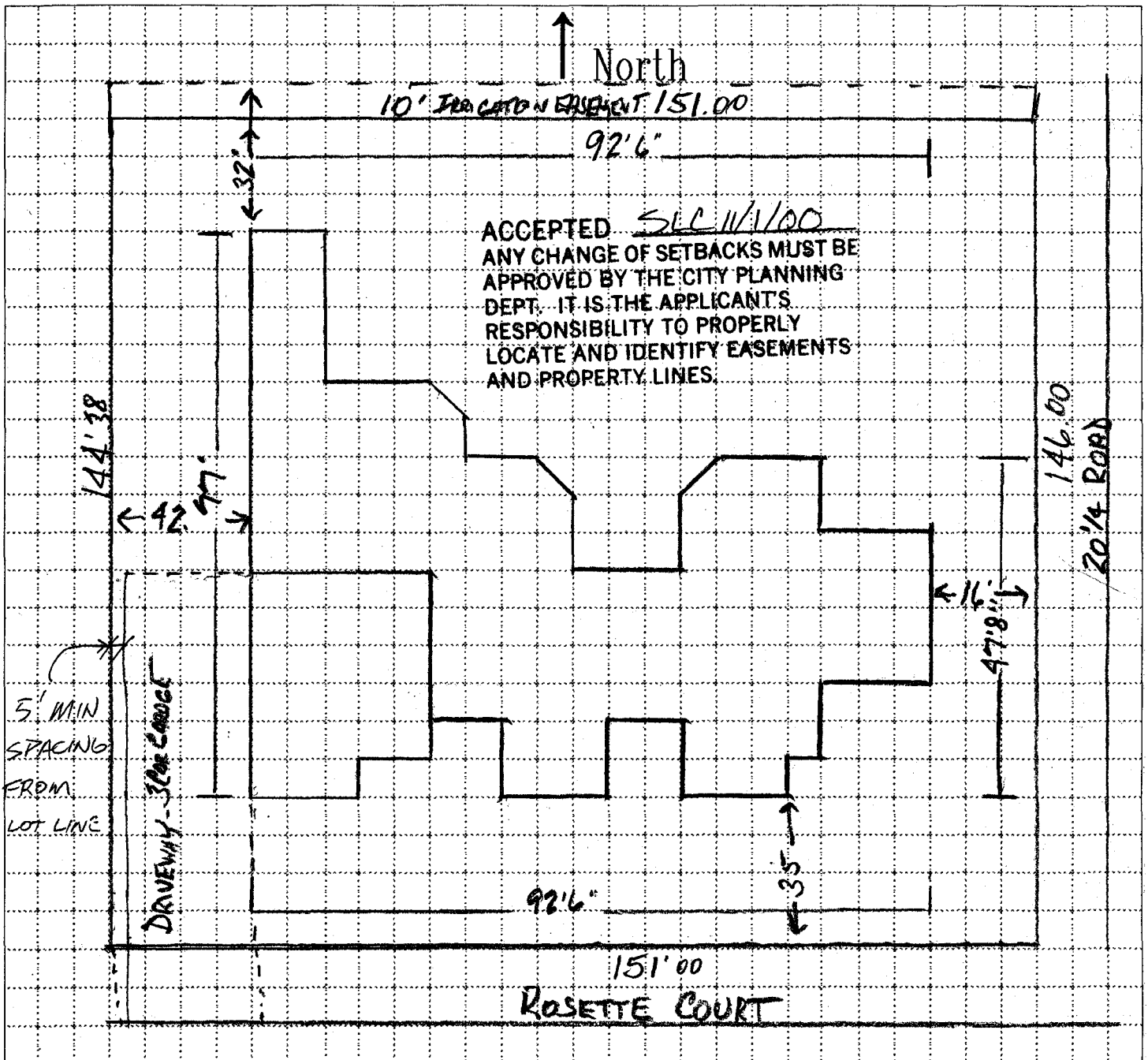
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). . . . []
4. All **easements** and **rights-of-way** on the property. []
5. All **other structures** on the property. []
6. All **streets** adjacent to the property and street names []
7. All existing and proposed **driveways**. []
8. Location of existing and/or **proposed parking** and **number of spaces**. []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.



DRIVE OK AS MODIFIED
SH 10/31/00