

FEE \$ 10.00
 TCP \$ 500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. 76502



Your Bridge to a Better Community

BLDG ADDRESS Twelfth Ct ~~12th Court~~ #2 SQ. FT. OF PROPOSED BLDGS/ADDITION 2063 sq. ft.

TAX SCHEDULE NO. 2701-354-62-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION 12th Court TOTAL SQ. FT. OF EXISTING & PROPOSED 2063 sq. ft.

FILING _____ BLK _____ LOT _____

(1) OWNER G-N-T Developement

(1) ADDRESS 1420 Motor St G.S. Co

(1) TELEPHONE 970-241-5164

(2) APPLICANT Meritt Sixbey

(2) ADDRESS 1420 Motor St

(2) TELEPHONE 241-5164

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

USE OF EXISTING BUILDINGS New Res.

DESCRIPTION OF WORK & INTENDED USE _____

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-4

Maximum coverage of lot by structures 50%

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

Permanent Foundation Required: YES NO _____

Side 7' from PL, Rear 30' from PL

Parking Req'mt 2

Maximum Height ~~30'~~ 35'

Special Conditions _____

CENSUS 10 TRAFFIC 17 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 [Signature]

Date 8-22-00

Department Approval [Signature]

Date 9-6-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>3366</u>
Utility Accounting <u>[Signature]</u>		Date <u>9-6-00</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)

NOTICE:
I, IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

9-6-00
C. Jay Nelson
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.

DRIVE OK
SH
8/23/00

TWELFTH CT

TWELFTH COURT
LOT 2

