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

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

BLDG PERMIT NO. 79300



Your Bridge to a Better Community

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BLDG ADDRESS 539 20 1/4 RD SQ. FT. OF PROPOSED BLDGS/ADDITION 2922  
TAX SCHEDULE NO. 2947-223-00-159 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION Tiera West TOTAL SQ. FT. OF EXISTING & PROPOSED 2922  
FILING 1 BLK 1 LOT 10 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER Bennett Construction NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) ADDRESS P.O. Box 60340, 81506 USE OF EXISTING BUILDINGS ---  
(1) TELEPHONE 970-241-0795 DESCRIPTION OF WORK & INTENDED USE NEW HOME  
(2) APPLICANT John Bennett TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_  
(2) ADDRESS P.O. BOX 60340 81506  
(2) TELEPHONE 234-0808

**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 3090  
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 like 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).

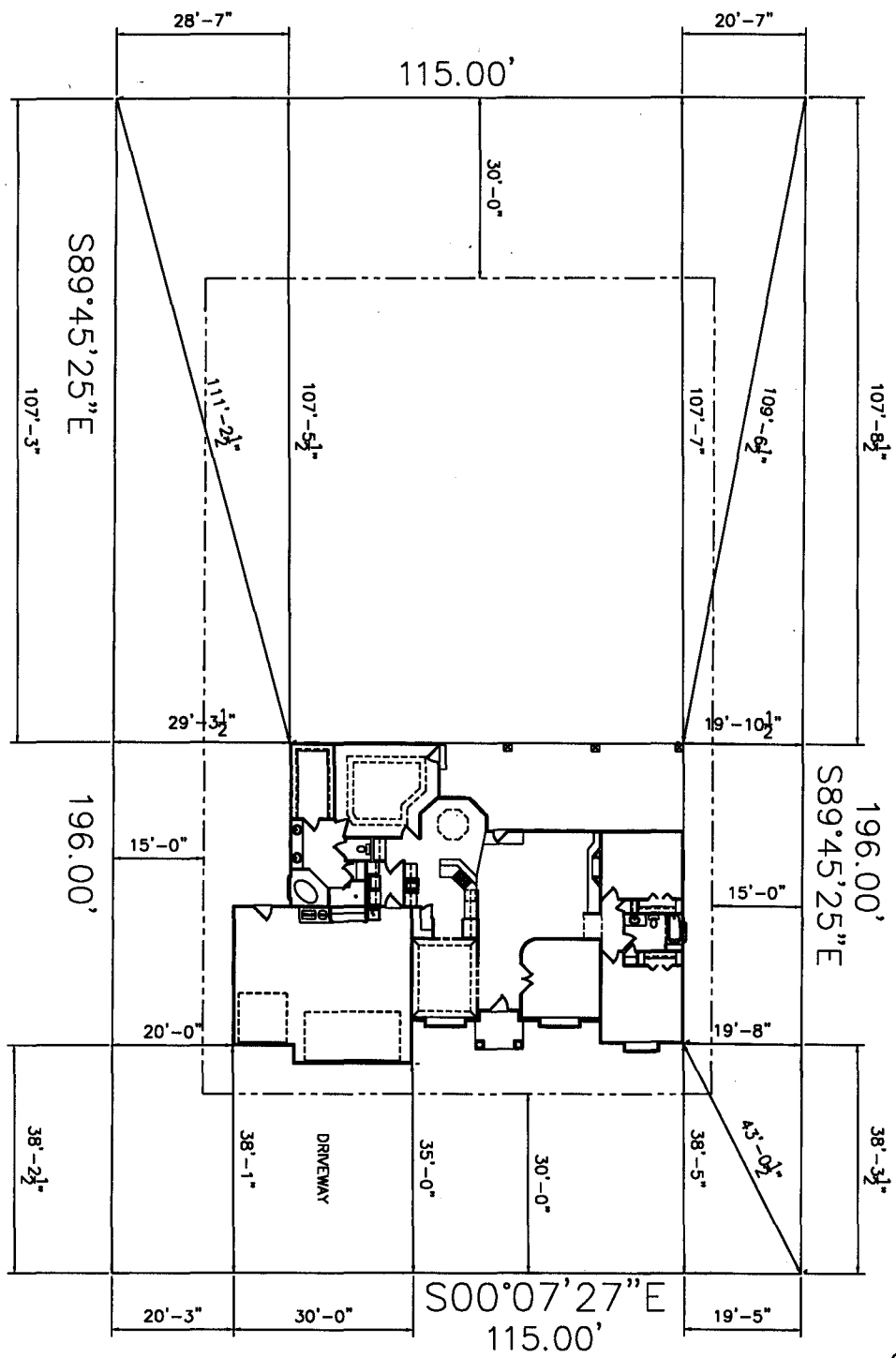
Applicant Signature John Bennett Date 4-4-01  
Department Approval Ronnie Edwards Date 4-6-01

|  |                      |  |                      |
|--|----------------------|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                  | NO <input checked="" type="checkbox"/> | W/O No. <u>13873</u> |
| Utility Accounting                                     | <u>Pattie Weaver</u> |  | Date <u>4-6-01</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: IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.



LOT 10  
0.52 AC.

20 1/4 ROAD

ACCEPTED *Gonnie #16/01*  
 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*  
*DAD*  
*4/4/01*