

FEE \$	<u>.10</u>
TOP \$	<u>500</u>
SIF \$	<u>292</u>

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

BLDG PERMIT NO. 80902



BLDG ADDRESS 687 30 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 3100
 TAX SCHEDULE NO. 2943-05-68-002 SQ. FT. OF EXISTING BLDGS 1600
 SUBDIVISION Partners Minor TOTAL SQ. FT. OF EXISTING & PROPOSED 4700
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER James F + Elaine S. Mackley NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 2972 F 3/10 Rd, Grd. Sect. USE OF EXISTING BUILDINGS Agricultural
 (1) TELEPHONE 242-4794 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Owner TYPE OF HOME PROPOSED:
 (2) ADDRESS Same Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE Same _____ 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-R Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES NO _____
 or 60 from center of ROW, whichever is greater
 Side 50 from PL, Rear 50 from PL Parking Req't 2
 Maximum Height 3 Special Conditions _____
 CENSUS 11 TRAFFIC 45 ANN# _____

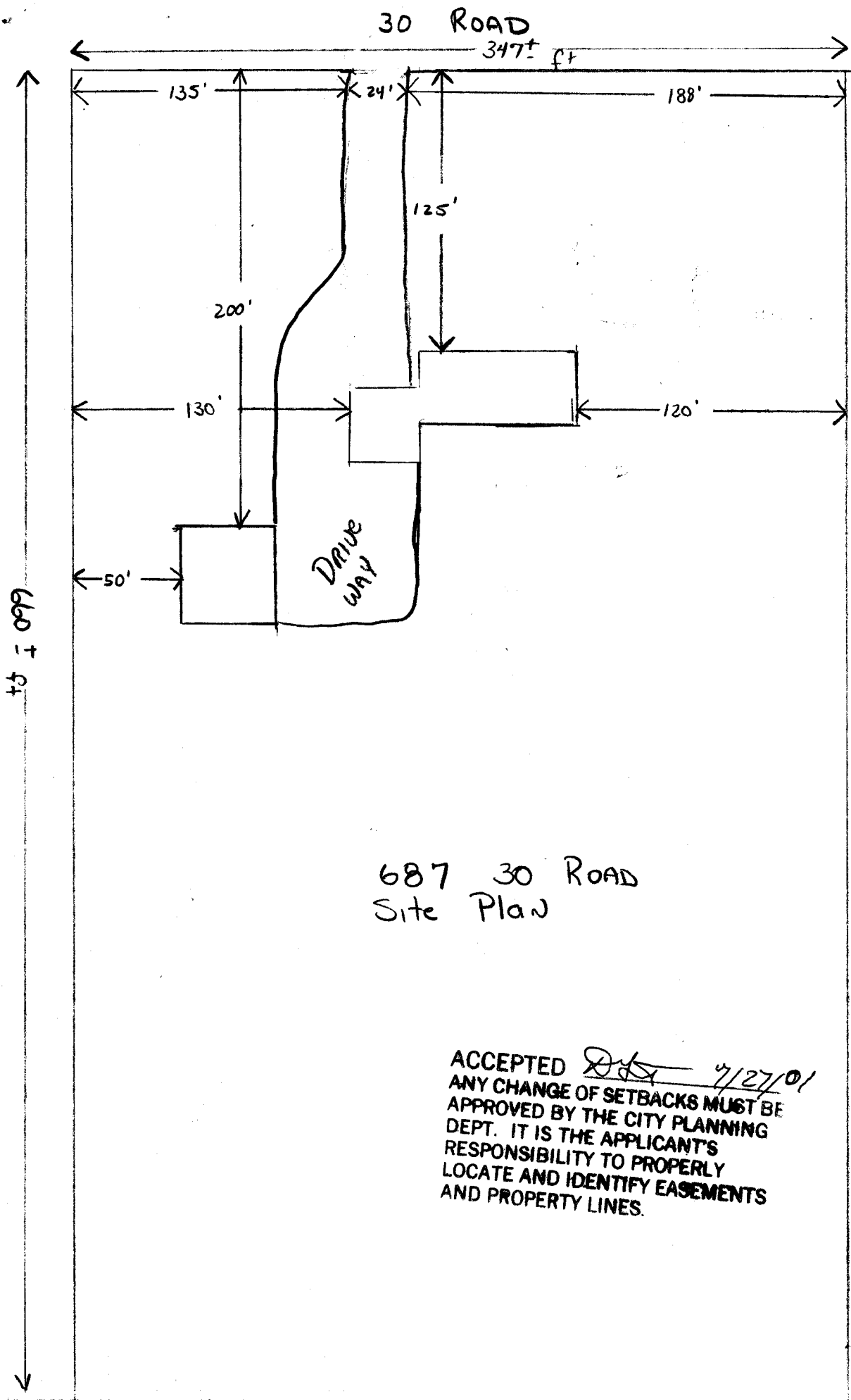
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Mackley Date 7/27/01
 Department Approval [Signature] Date July 27, 2001

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14179</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/30/01</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)



687 30 ROAD
Site Plan

ACCEPTED *D.S.* 7/27/01
 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.