

FEE \$	10.00
TCP \$	
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 82640



Your Bridge to a Better Community

BLDG ADDRESS 252 1/2 27 1/2 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1680 Sq Ft.

TAX SCHEDULE NO. 2945-251-02-012 SQ. FT. OF EXISTING BLDGS 895 Sq Ft.

SUBDIVISION Cox's Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 1680 Sq Ft.

FILING _____ BLK Cox's Subdivision LOT 2

(1) OWNER Cameron Masson

(1) ADDRESS 252 1/2 27 1/2 Rd

(1) TELEPHONE 242-0006

(2) APPLICANT M Worley Contracting

(2) ADDRESS 3226 Bunting Ave.

(2) TELEPHONE 434 7038

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

USE OF EXISTING BUILDINGS Vacant House

DESCRIPTION OF WORK & INTENDED USE Replace with New Home

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 RMF-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 35

Special Conditions _____

CENSUS 13 TRAFFIC 80 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 Maryl Worley Date 12-12-01

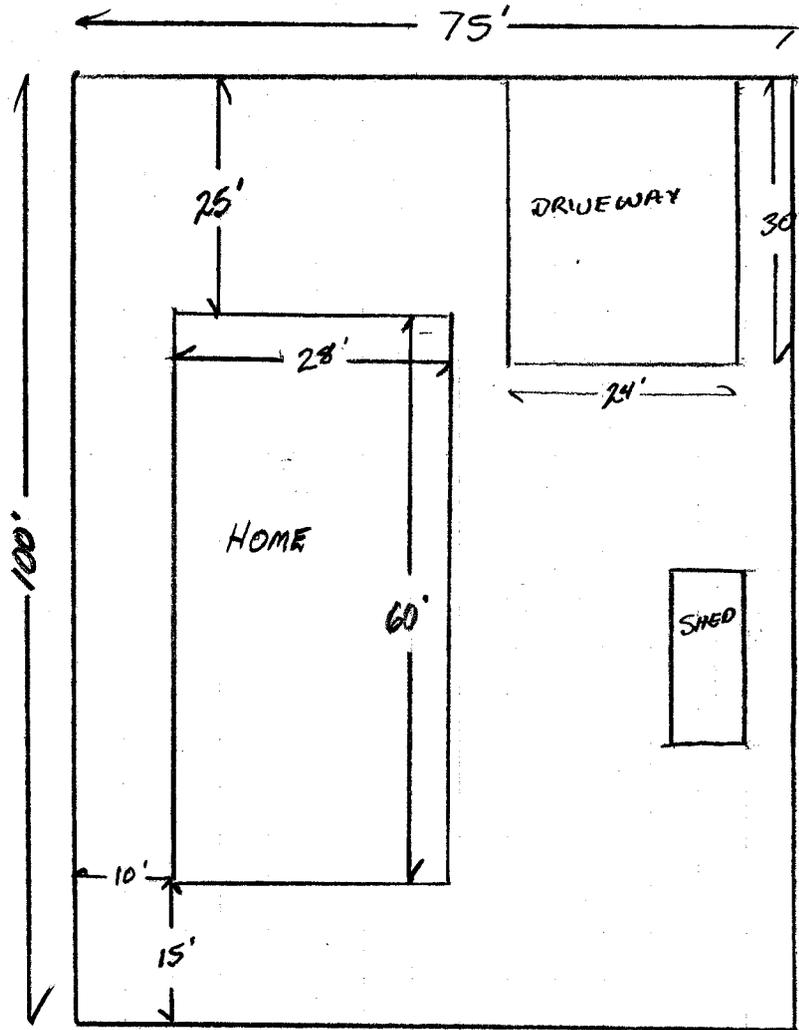
Department Approval G. Hester Date 12/12/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>12/12/01</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)

1/4" = 5'



ACCEPTED *Abbe Cragon* 12/12/07
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.