

FEE \$	10.00
TCP \$	-
SIF \$	-

# PLANNING CLEARANCE

BLDG PERMIT NO. 79282

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



Your Bridge to a Better Community

14895-9418

BLDG ADDRESS 706 26 1/2 Rd

SQ. FT. OF PROPOSED BLDGS/ADDITION 1800 sq. ft.

TAX SCHEDULE NO. 2701-354-00-099

SQ. FT. OF EXISTING BLDGS 830

SUBDIVISION \_\_\_\_\_

TOTAL SQ. FT. OF EXISTING & PROPOSED 2630

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Mike Morelli

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

(1) ADDRESS 706 26 1/2 Rd

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 245-5697

DESCRIPTION OF WORK & INTENDED USE TB

(2) APPLICANT George Bennett

TYPE OF HOME PROPOSED:

(2) ADDRESS 1927 N. 3rd. St.

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 242-4107

**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 R8F-2

Maximum coverage of lot by structures 30%

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

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 15' from PL, Rear 30' from PL

Parking Req't 2

Maximum Height 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 George Bennett

Date May 4, 2001

Department Approval Ronnie Edwards

Date 5/1/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>A Bensley</u>		Date <u>5/1/01</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)