

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 80837



Your Bridge to a Better Community

BLDG ADDRESS 807 26 1/2 Road SQ. FT. OF PROPOSED BLDGS/ADDITION 487

TAX SCHEDULE NO. 2701 263 01 009 SQ. FT. OF EXISTING BLDGS 1848

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 2335

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Bob Derner & Norrie Bishop NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction

(1) ADDRESS 807 26 1/2 Road USE OF EXISTING BUILDINGS residence

(1) TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE remodel garage

(2) APPLICANT Susanne Malone Construction TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 735 Shelley Drive G3

(2) TELEPHONE 245-8991

**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-1 Maximum coverage of lot by structures 30%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 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 Garage Use Only

CENSUS 16 TRAFFIC 13 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 Susanne Malone Date 27 July 2001

Department Approval C Fay Johnson Date 7/27/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No Chg in Use 2 in</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>7/27/01</u>

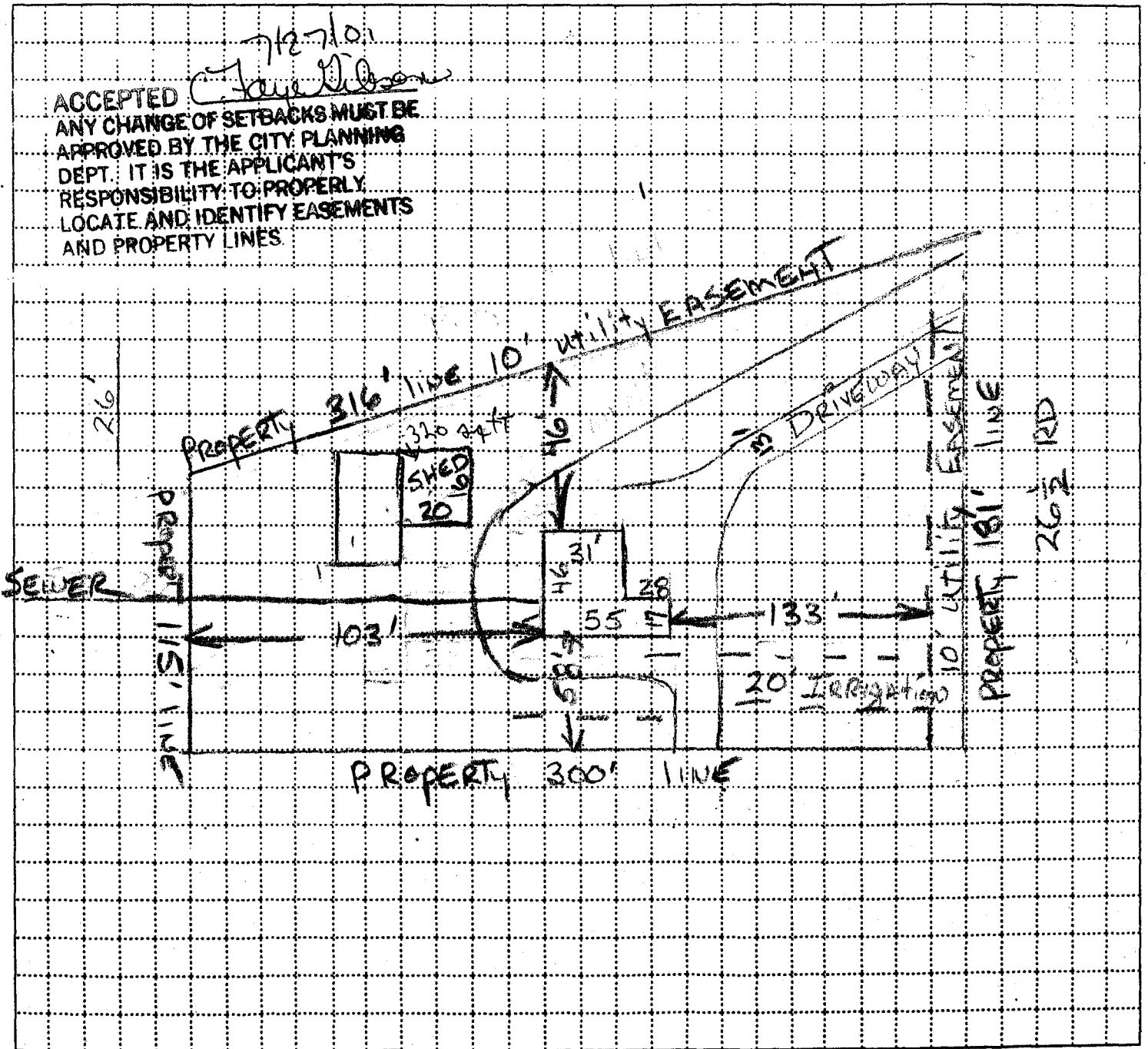
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

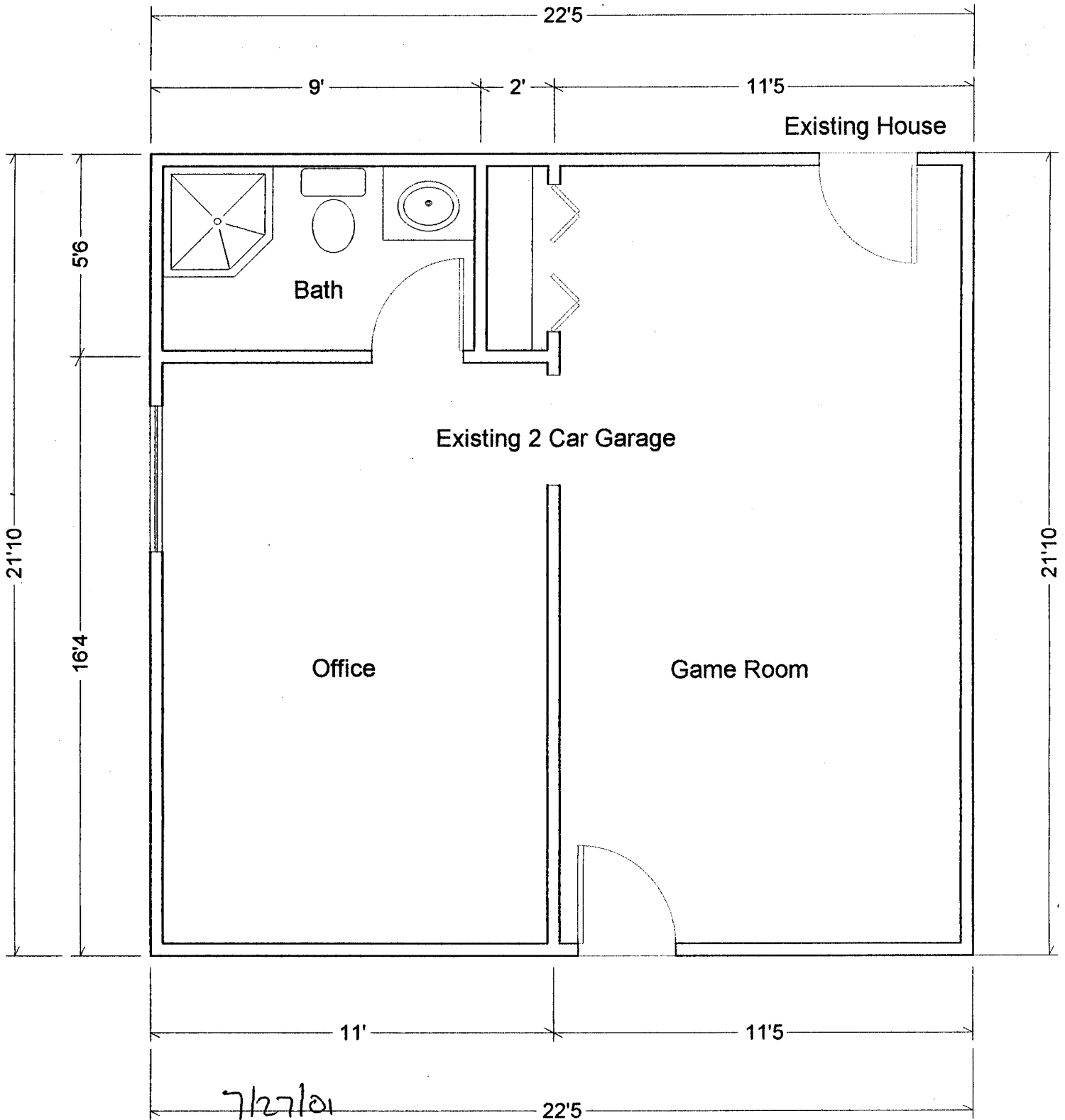
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**In the Space Below Please Neatly Draw a Site Plan Showing the Following:**

1. An outline of the **property lines** with dimensions. . . . . [ ]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. . . . . [ ]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). . . . . [ ]
4. All **easements** and **rights-of-way** on the property. . . . . [ ]
5. All **other structures** on the property. . . . . [ ]
6. All **streets** adjacent to the property and street names . . . . . [ ]
7. All existing and proposed **driveways**. . . . . [ ]
8. Location of existing and/or **proposed parking** and **number of spaces**. . . . . [ ]

**Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.**





ACCEPTED *C. Gage Nelson*  
 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.

807 26 1/2 Rd.