

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

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

BLDG PERMIT NO. 81500



Your Bridge to a Better Community

BLDG ADDRESS 662 26 Road SQ. FT. OF PROPOSED BLDGS/ADDITION 1088  
 TAX SCHEDULE NO. 2945-022-00-056 SQ. FT. OF EXISTING BLDGS 4860  
 SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 5948  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER LAWRENCE CAPP NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 3 this Construction  
 (1) ADDRESS 662 26 Road USE OF EXISTING BUILDINGS Home / Storage  
 (1) TELEPHONE 970-243-4958 DESCRIPTION OF WORK & INTENDED USE GARAGE  
 (2) APPLICANT LAWRENCE CAPP / Judy L. Smith TYPE OF HOME PROPOSED:  
 (2) ADDRESS 662 26 Road  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 970-2434958 \_\_\_\_\_ 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-1 Maximum coverage of lot by structures 2090  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL, Rear 10' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 10 TRAFFIC 20 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 Judy L. Smith Date 9/10/01  
 Department Approval C. Faye Johnson Date 9/11/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. _____
Utility Accounting	<u>K. Heel</u>	Date	<u>9/11/01</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 its dimensions
- 3- The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4- All EASEMENTS or RIGHTS-OF-WAY on the property
- 5- All other STRUCTURES on the property.
- 6- All STREETS and ALLEYS adjacent to the property and street names
- 7- All existing and proposed DRIVEWAYS
- 8- An arrow indicating North

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.

