

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 82047



Your Bridge to a Better Community

AC

13148-8222

BLDG ADDRESS 674 1/2 26 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1056

TAX SCHEDULE NO. 2945022 00052 SQ. FT. OF EXISTING BLDGS 2000

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 3056

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER Bob Swander Before: 1 After: 1 this Construction

(1) ADDRESS 674 1/2 26 Rd NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 243-2749 Before: 2 After: 3 this Construction

(2) APPLICANT Bob Swander USE OF EXISTING BUILDINGS None - Horse barn

(2) ADDRESS Same DESCRIPTION OF WORK & INTENDED USE Garage/storage

(2) TELEPHONE _____ 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 RSF-1 Maximum coverage of lot by structures 20%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 10' from PL Parking Req'mt _____

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).

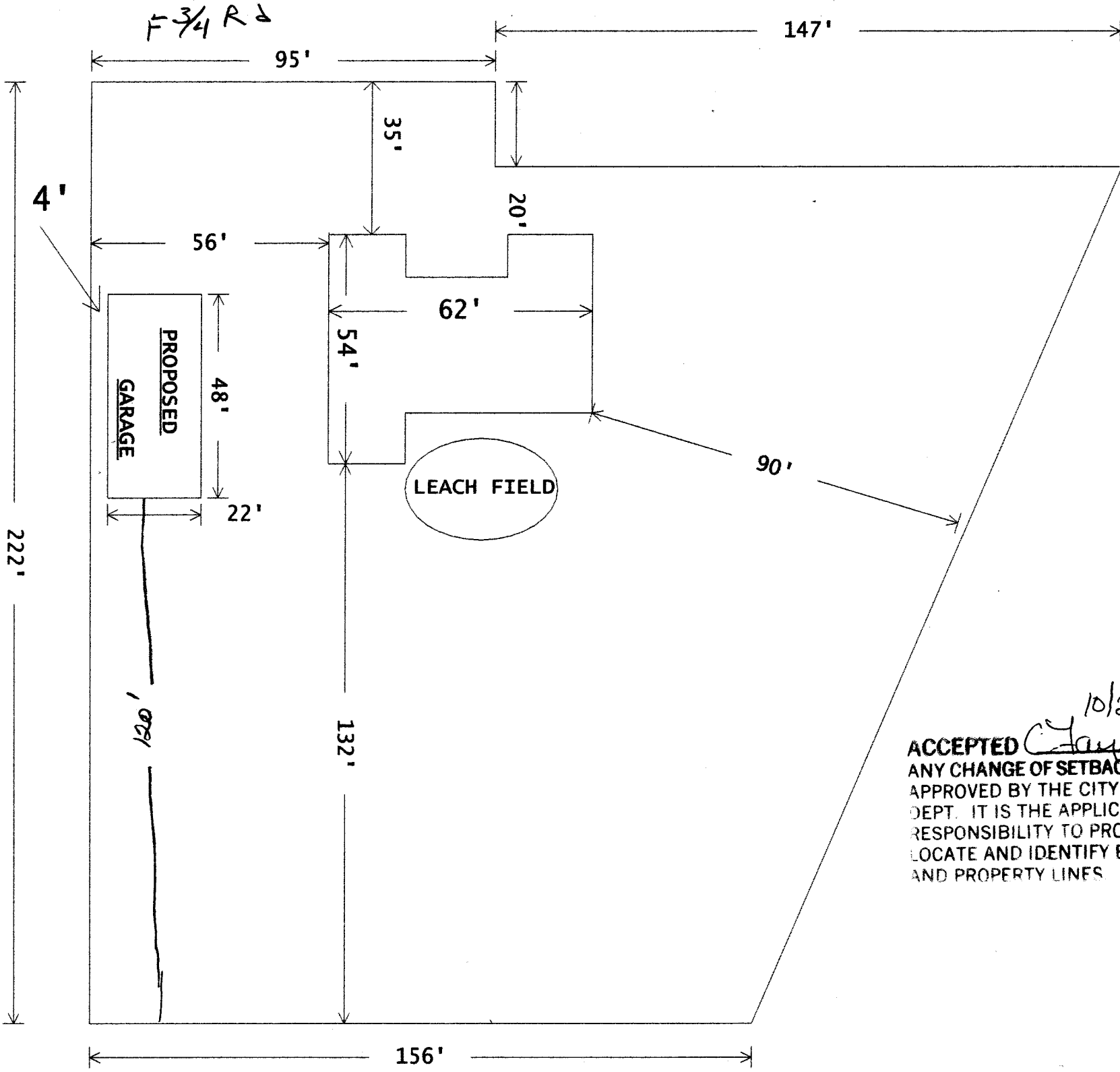
Applicant Signature Bob Swander Date 10-22-01

Department Approval C. Jaye Gibson Date 10/22/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Garage Storage</u>
Utility Accounting <u>Patricia Kanover</u>	Date <u>10-22-01</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)



10/22/01
ACCEPTED *Clare Johnson*
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