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TCP \$
SIF \$

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

BLDG PERMIT NO. 78878



Your Bridge to a Better Community

BLDG ADDRESS 585-28 1/2 RD SQ. FT. OF PROPOSED BLDGS/ADDITION 384

TAX SCHEDULE NO. 2943-072-33-001 SQ. FT. OF EXISTING BLDGS 1,400

SUBDIVISION Dinosaur Subd TOTAL SQ. FT. OF EXISTING & PROPOSED 1,784

FILING 3 BLK _____ LOT _____

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

(1) OWNER DOUCE BURKES NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 585-28 1/2 RD

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970-255-8284

DESCRIPTION OF WORK & INTENDED USE PATIO-SUN ROOM ON EXISTING SLAB

(2) APPLICANT SELF

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Permanent Foundation Required: YES _____ NO

Side 10' between units from PL, Rear 0' from PL
 Parking Req'mt _____

Maximum Height _____ Special Conditions _____

CENSUS 6 TRAFFIC 29 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 Douce Burkes Date 3/2/01

Department Approval Mishi Hagon Date 3/2/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO chg in</u>
Utility Accounting	<u>Call</u>	Date	<u>3/2/01</u>

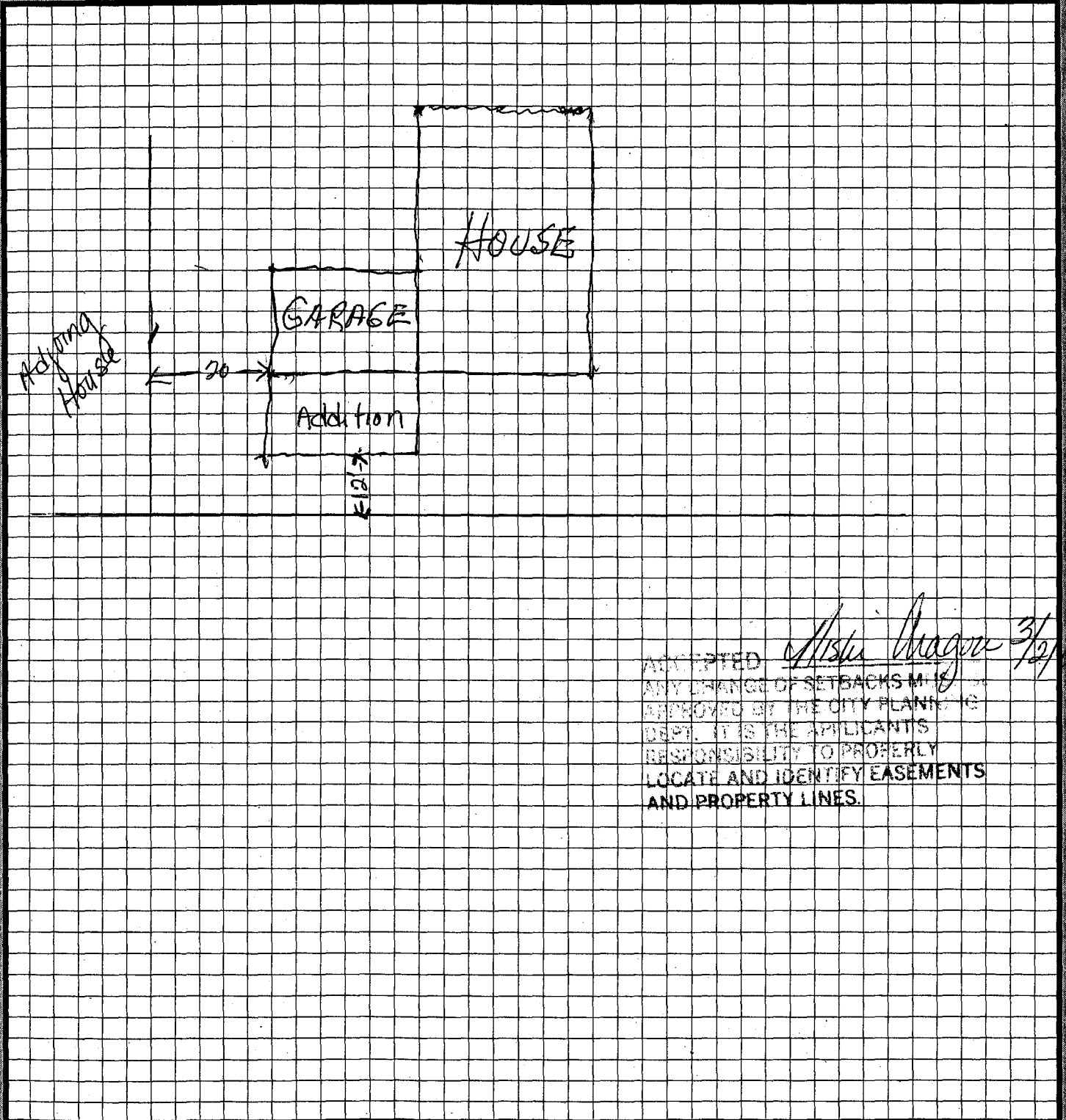
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(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



ACCEPTED *Miss. Wagner 3/21*
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.