

FEE <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 80277



Your Bridge to a Better Community

Pole Barn

BLDG ADDRESS 094 29 1/2 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 672' 1296

TAX SCHEDULE NO. 2943-051-00-158 SQ. FT. OF EXISTING BLDGS 2052 *minus*

SUBDIVISION D92 acen TOTAL SQ. FT. OF EXISTING & PROPOSED 4020

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

(1) OWNER MARK KELLE NO. OF BUILDINGS ON PARCEL
Before: 0 After: 3 this Construction

(1) ADDRESS 2117 No 15th St. USE OF EXISTING BUILDINGS residence

(1) TELEPHONE 243-2350 DESCRIPTION OF WORK & INTENDED USE Garage / Pole Barn

(2) APPLICANT SAM C 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 RSF-R Maximum coverage of lot by structures 60%

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 5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions

CENSUS 11 TRAFFIC 45 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 Mark Kelle Date 6-11-01

Department Approval Michele DeGon Date 6/11/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Replace Leachfield</u>
Utility Accounting <u>Dottie Kanover</u>	Date <u>6-11-01</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:

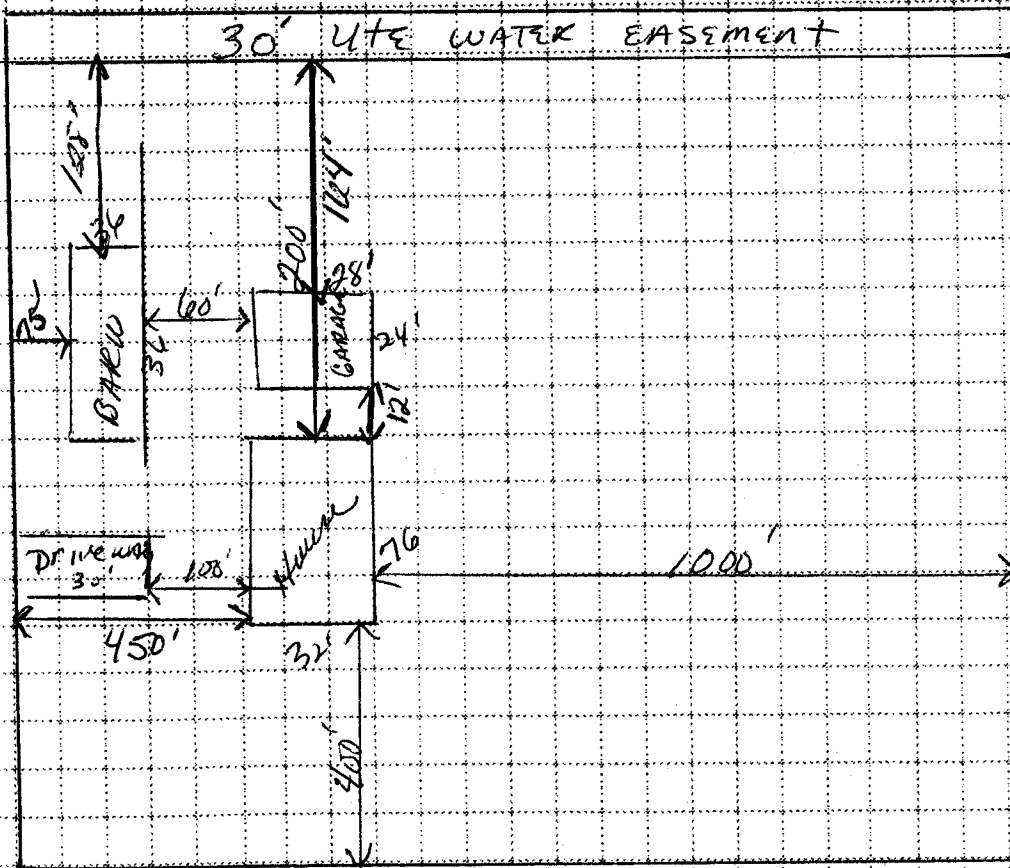
1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). []
4. All **easements** 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.

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MARK & LISA KEALE
0.94 29 1/2 Rd.

↑ North



ACCEPTED
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

Shirley Hargrave
10/1/11