

FEE \$.10
TCP \$	500
SIF \$	292

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

BLDG PERMIT NO. 80902



BLDG ADDRESS 687 30 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 3100
 TAX SCHEDULE NO. 2943-05-68-002 SQ. FT. OF EXISTING BLDGS 1600
 SUBDIVISION Partners Minor TOTAL SQ. FT. OF EXISTING & PROPOSED 4700
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER James F + Elaine S. Mackley NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 2972 F 3/10 Rd, Grad. Sect. USE OF EXISTING BUILDINGS Agricultural
 (1) TELEPHONE 242-4794 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Owner TYPE OF HOME PROPOSED:
 (2) ADDRESS Same Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE Same _____ 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-R Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES NO _____
 or 60 from center of ROW, whichever is greater
 Side 50 from PL, Rear 50 from PL Parking Req't 2
 Maximum Height 3 Special Conditions _____
 CENSUS 11 TRAFFIC 45 ANNEX# _____

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).

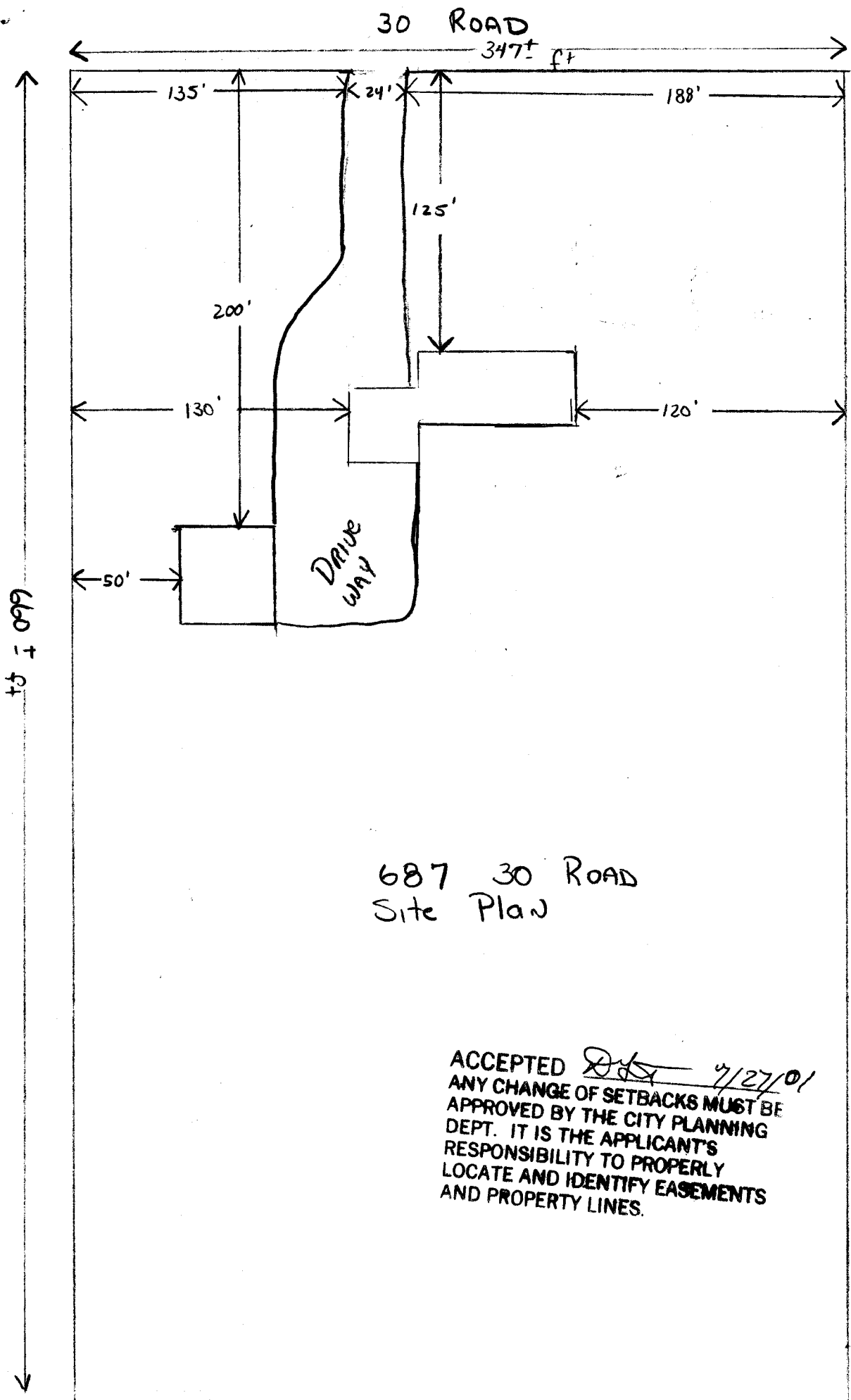
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature James Mackley Date 7/27/01
 Department Approval [Signature] Date July 27, 2001

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14179</u>
Utility Accounting	<u>AM credit case</u>		Date <u>7/30/01</u>

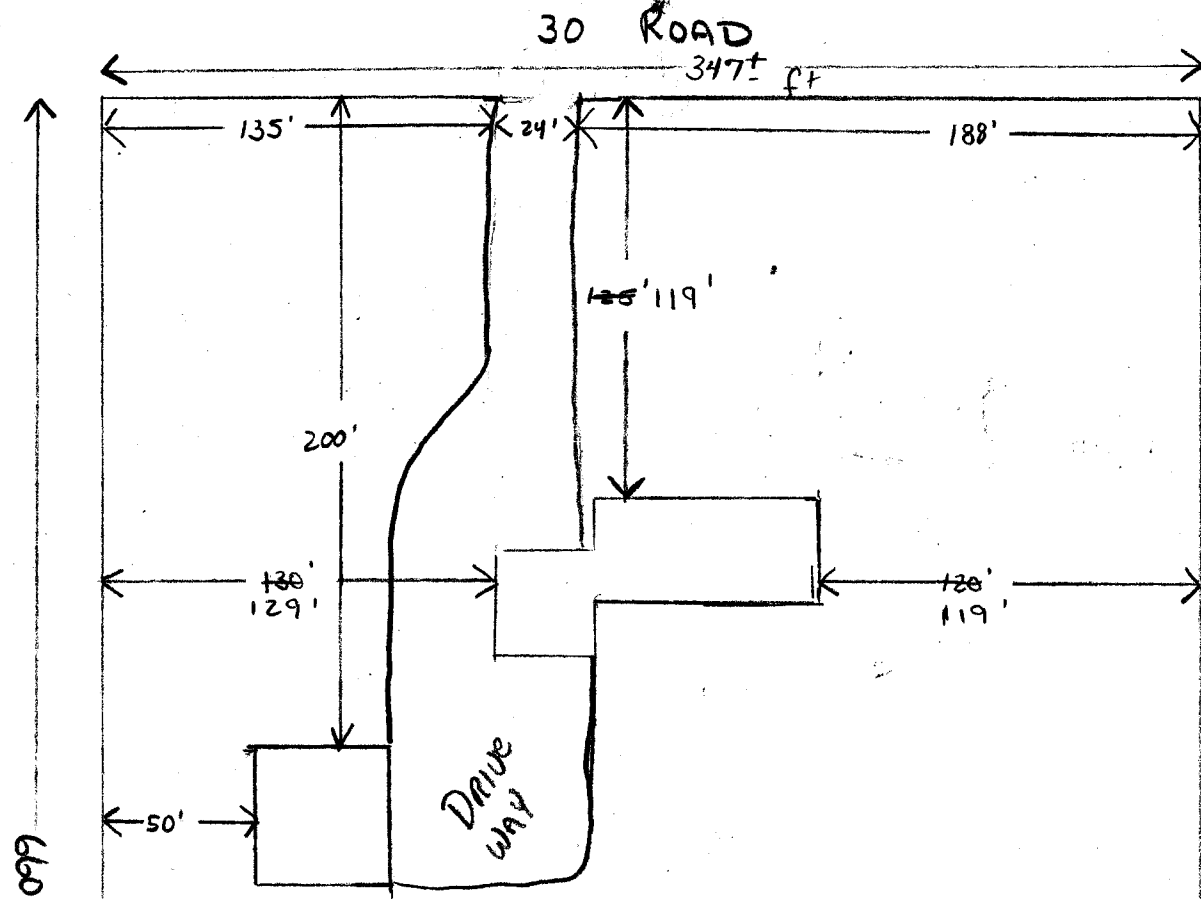
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



687 30 ROAD
Site Plan

ACCEPTED *DJS* 7/27/01
 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.



687 30 ROAD
Site Plan

ACCEPTED *[Signature]* 7/27/01
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Revised
 ACCEPTED *[Signature]* 9-5-01
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