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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80871



Your Bridge to a Better Community

62904-8771

BLDG ADDRESS <u>717 Birdie Dr</u>	SQ. FT. OF PROPOSED BLDGS/ADDITION <u>373</u>
TAX SCHEDULE NO. <u>2701-363-18-003</u>	SQ. FT. OF EXISTING BLDGS <u>2550</u>
SUBDIVISION <u>Fairway Park</u>	TOTAL SQ. FT. OF EXISTING & PROPOSED <u>2932</u>
FILING _____ BLK _____ LOT _____	NO. OF DWELLING UNITS: Before: <u>1</u> After: <u>1</u> this Construction
(1) OWNER <u>Julie Anderson</u>	NO. OF BUILDINGS ON PARCEL Before: <u>1</u> After: <u>1</u> this Construction
(1) ADDRESS <u>717 Birdie Dr.</u>	USE OF EXISTING BUILDINGS <u>residential home</u>
(1) TELEPHONE <u>241-8458</u>	DESCRIPTION OF WORK & INTENDED USE <u>addition & remodel</u>
(2) APPLICANT <u>Superior Development</u>	TYPE OF HOME PROPOSED: <input checked="" type="checkbox"/> Site Built _____ Manufactured Home (UBC) _____ Manufactured Home (HUD) _____ Other (please specify) _____
(2) ADDRESS <u>917 Main St</u>	
(2) TELEPHONE <u>241-1330</u>	

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 <u>Rsf-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>7'</u> from PL, Rear <u>25'</u> from PL	Parking Req'mt <u>2</u>
Maximum Height <u>35'</u>	Special Conditions _____
	CENSUS <u>10</u> TRAFFIC <u>23</u> 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 <u>Julie Anderson</u>	Date <u>7-25-01</u>
Department Approval <u>Michele Magon</u>	Date <u>7/25/01</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO charge</u>
Utility Accounting <u>Marshall Co</u>	Date <u>7/25/01</u>		

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

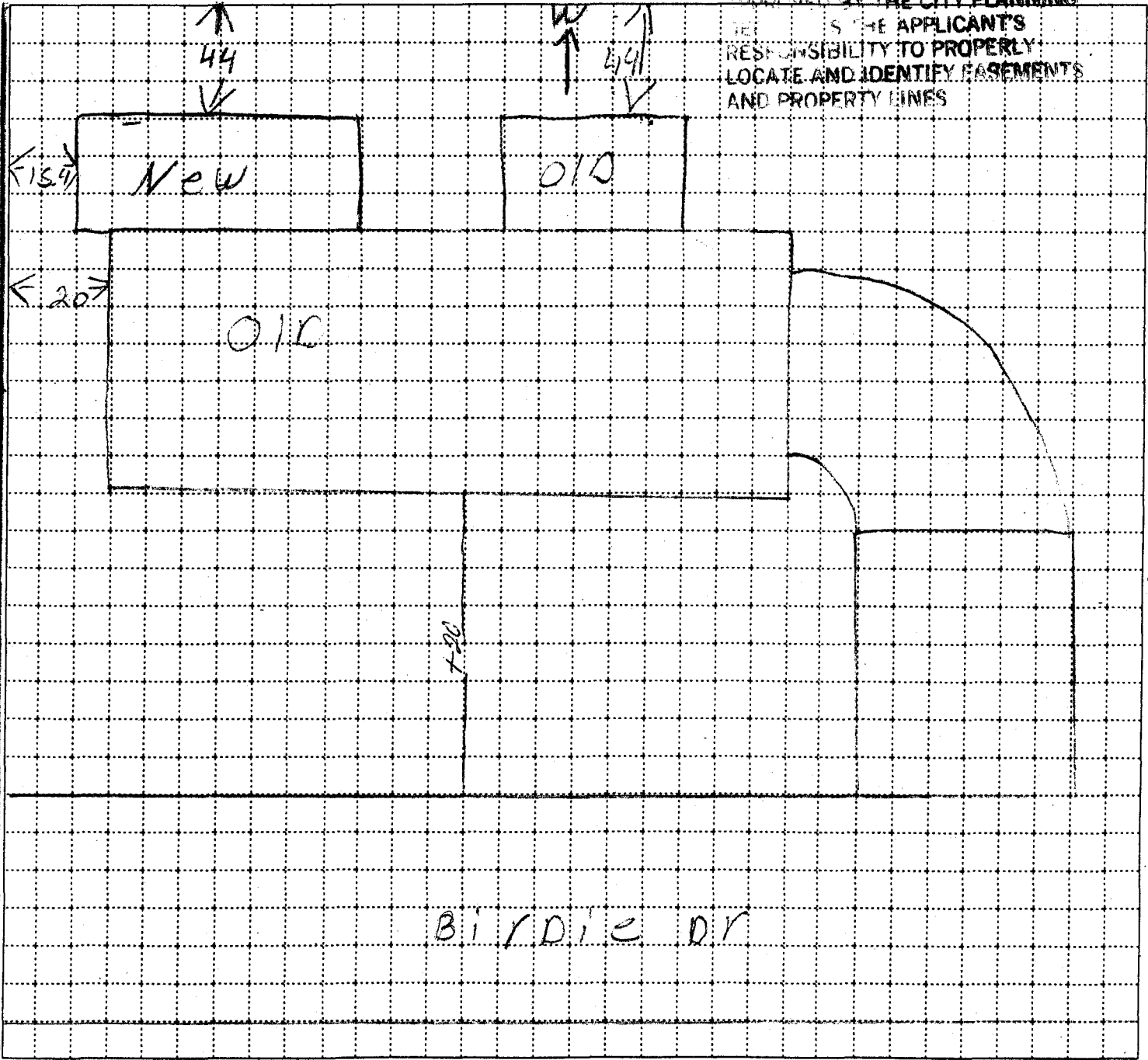
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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.

RECEIVED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT
 THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES
 [Signature] 7/25/21



Property line