

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

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

no permit needed
 BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2695 Continental SQ. FT. OF PROPOSED BLDGS/ADDITION 12x18' = 216
 TAX SCHEDULE NO. 2701-354 39-002 SQ. FT. OF EXISTING BLDGS 1700
 SUBDIVISION Benson TOTAL SQ. FT. OF EXISTING & PROPOSED 1916
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: _____ this Construction
 (1) OWNER Benson NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 2695 Continental Dr. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 242-9348 DESCRIPTION OF WORK & INTENDED USE Carport
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ 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 RSP-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL Parking Req'mt _____
 Maximum Height 35' Special Conditions _____
 CENSUS 10 TRAFFIC 17 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 John W Benson Date Aug 12, 01
 Department Approval C. J. Jansen Date 8/17/01

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>OK</u>	Date	<u>8/20/01</u>

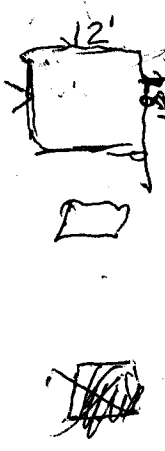
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Continental Dr.

8/17/01
ACCEPTED *C. [Signature]*
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.

60 ft.

48 ft.



150'

27 PL