FEE $ *10.00*	
TCP $ *0*	
SIF $ *0*	

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

BLDG PERMIT NO. *81364*

Ac

Your Bridge to a Better Community

BLDG ADDRESS *2643 Cottonwood DR*

TAX SCHEDULE NO. *2701-352-53-002*

SUBDIVISION *North Rollht Acres*

FILING *2* BLK _____ LOT *2*

(1) OWNER *Charles Bailey*

(1) ADDRESS *2643 Cottonwood DR*

(1) TELEPHONE _____

(2) APPLICANT *Darryl Martin*

(2) ADDRESS *129 Whitehead DR*

(2) TELEPHONE *243-1980*

SQ. FT. OF PROPOSED BLDGS/ADDITION *528*

SQ. FT. OF EXISTING BLDGS *2012*

TOTAL SQ. FT. OF EXISTING & PROPOSED *2540*

NO. OF DWELLING UNITS:
Before: *1* After: *1* this Construction
NO. OF BUILDINGS ON PARCEL
Before: *1* After: *2* this Construction

USE OF EXISTING BUILDINGS *Home Residence*

DESCRIPTION OF WORK & INTENDED USE *Garage*

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

REQUIRED: One plot plan, on 8 ½" 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-2*

SETBACKS: Front *20'* from property line (PL)
or _____ from center of ROW, whichever is greater

Side *15'* from PL, Rear *30'* from PL

Maximum Height *35'*

Maximum coverage of lot by structures *35%*

Permanent Foundation Required: YES_____ NO _____

Parking Req'mt _____

Special Conditions _____

CENSUS _____ TRAFFIC_____ ANNX#_____

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 _*Daryl Mrtn*_____ Date *8-27-01*

Department Approval *C. Faye Dibsen* Date *8-31-01*

Additional water and/or sewer tap fee(s) are required:	YES	NO *✓*	W/O No.
Utility Accounting *Kate Hall*		Date	*8 31 01*

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)*