

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 81589

AC



Your Bridge to a Better Community

BLDG ADDRESS 499 DEER HILLS COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 3485
PARENT PARCEL
 TAX SCHEDULE NO. 2947-262-00-014 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION MONUMENT VIEW RANCH-SUB TOTAL SQ. FT. OF EXISTING & PROPOSED 3485
 FILING _____ BLK _____ LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER TOPE COMPANY NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 2072 SOUTH BROADWAY USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 245-7856 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY DWELLING
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ 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-E Maximum coverage of lot by structures 15%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 1402 TRAFFIC 65 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 [Signature] Date 8-27-01
 Department Approval [Signature] Date 8-31-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14234</u>
Utility Accounting <u>[Signature]</u>	Date	<u>9-1-01</u>	

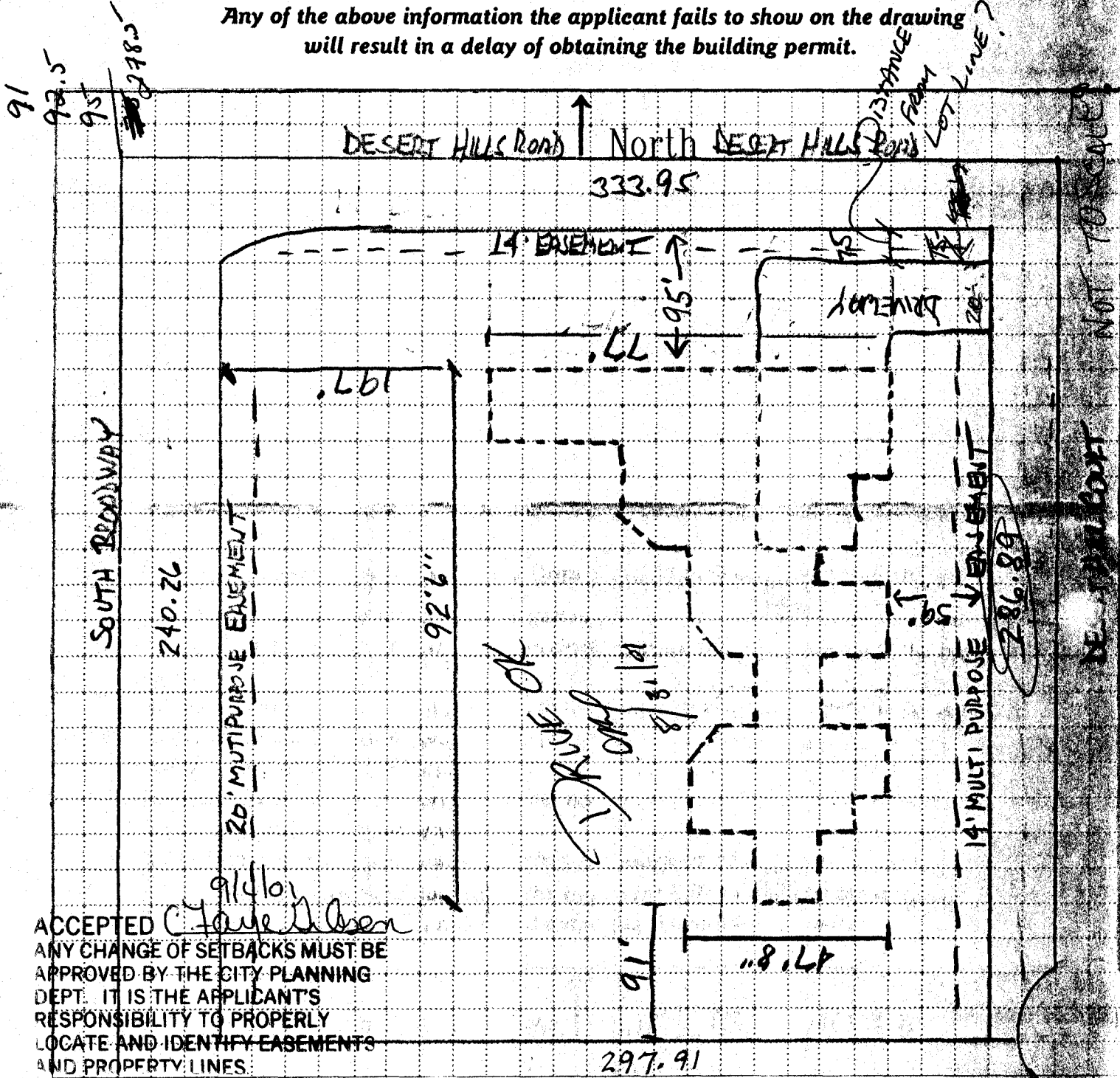
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(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.



ACCEPTED *C. Taylor*
 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.

NOT TO SCALE