

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>—</u>
SIF \$	<u>—</u>

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

BLDG PERMIT NO. 21073



Your Bridge to a Better Community

BLDG ADDRESS 2624 F 1/2 RD SQ. FT. OF PROPOSED BLDGS/ADDITION 1750^{sq}
 TAX SCHEDULE NO. 2945-022-00-045 SQ. FT. OF EXISTING BLDGS 2800^{sq}
 SUBDIVISION — TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING — BLK — LOT —
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) OWNER Phillip + Janie Chandler

(1) ADDRESS 2624 F 1/2 RD.

(1) TELEPHONE 241-4380

(2) APPLICANT Thomasville Builders

(2) ADDRESS 2038 Wrangler Way

(2) TELEPHONE 242-8402

USE OF EXISTING BUILDINGS Dwelling

DESCRIPTION OF WORK & INTENDED USE GARAGE / Storage

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) GARAGE

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-1
 SETBACKS: Front 25' from property line (PL)
 or — from center of ROW, whichever is greater
 Side 3' from PL, Rear 10' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 20%
 Permanent Foundation Required: YES NO
 Parking Req'mt 2
 Special Conditions —
 CENSUS 10 TRAFFIC 20 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 [Signature] Date 8-10-01

Department Approval [Signature] Date 8-13-01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>—</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/13/01</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.

