

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

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

BLDG PERMIT NO. 80654



27955-18603  
 BLDG ADDRESS 2885 F 1/2 Road

SQ. FT. OF PROPOSED BLDGS/ADDITION 720

TAX SCHEDULE NO. 2943-064-00-014

SQ. FT. OF EXISTING BLDGS 1400+

SUBDIVISION \_\_\_\_\_

TOTAL SQ. FT. OF EXISTING & PROPOSED 2120

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF DWELLING UNITS:  
 Before: 1 After: \_\_\_\_\_ this Construction

(1) OWNER Edwin Chase

NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction

(1) ADDRESS 2885 F 1/2 Rd

USE OF EXISTING BUILDINGS None

(1) TELEPHONE 242-0566

DESCRIPTION OF WORK & INTENDED USE ag storage building

(2) APPLICANT Edwin Chase

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

(2) ADDRESS Same

(2) TELEPHONE Same

**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 RMF-5

Maximum coverage of lot by structures 6000

SETBACKS: Front 25' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 3' from PL, Rear 5' from PL

Parking Req'mt N/A

Maximum Height 35'

Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 22 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 Edwin Chase Date 7-18-01

Department Approval C. Faye Jensen Date 7-18-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Stepagony</u>
Utility Accounting <u>Parover</u>		Date <u>7-18-01</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.**

