

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

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

BLDG PERMIT NO. 80297



Your Bridge to a Better Community

BLDG ADDRESS 3048 F1/2 SQ. FT. OF PROPOSED BLDGS/ADDITION 9008

TAX SCHEDULE NO. 2943-042-605-002 SQ. FT. OF EXISTING BLDGS 1200

SUBDIVISION GOISBY MINOR TOTAL SQ. FT. OF EXISTING & PROPOSED 2100

FILING 1 BLK 1 LOT 2 NO. OF DWELLING UNITS:
 Before: 1 After: 2 this Construction

(1) OWNER CLAYTON REECE NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 3048 F1/2 USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE 434 5896 DESCRIPTION OF WORK & INTENDED USE DETACHED GARAGE

(2) APPLICANT TCI TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 638 OXBOW

(2) TELEPHONE 970 242 4605

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 25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 11 TRAFFIC 46 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 6/13/01

Department Approval [Signature] Date 6/13/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>6/13/01</u>

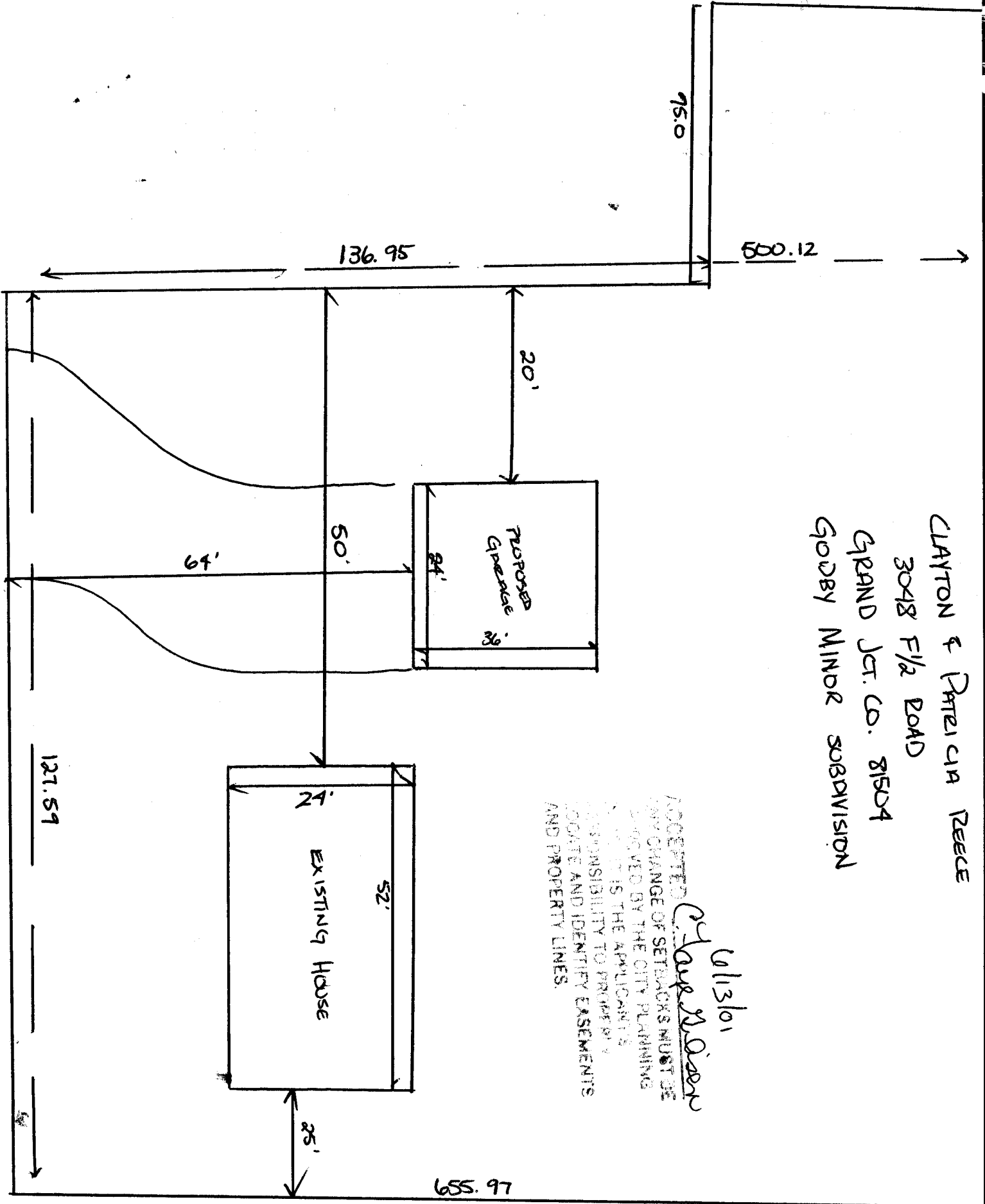
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CLAYTON & PRATER VIA REECE
 3048 F 1/2 ROAD
 GRAND JCT. CO. 81504
 GOOBY MINOR SUBDIVISION

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROTECT
 LOCATIONS AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Clare Moore
 01/3/01



F 1/2 ROAD

30 1/2 ROAD