

FEE \$	10.00
TCP \$	500.00
SIF \$	—

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

BLDG PERMIT NO. 78933



Your Bridge to a Better Community

BLDG ADDRESS 681 GLEN CARO SQ. FT. OF PROPOSED BLDGS/ADDITION 4228<sup>#</sup>

TAX SCHEDULE NO. 2945-022-05-007 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION GLEN CARO TOTAL SQ. FT. OF EXISTING & PROPOSED 4228

FILING — BLK — LOT 6

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) OWNER JOHN GREEN

(1) ADDRESS 3171 STANFORD CT

(1) TELEPHONE 434-0233

(2) APPLICANT SAME

(2) ADDRESS —

(2) TELEPHONE —

USE OF EXISTING BUILDINGS RESIDENTIAL

DESCRIPTION OF WORK & INTENDED USE RESIDENCE SINGLE FAMILY

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 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-1 Maximum coverage of lot by structures 20%

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

Side 15' from PL, Rear 30' from PL

Permanent Foundation Required: YES  NO

Parking Req'mt 2

Special Conditions —

Maximum Height 35'

CENSUS 10 TRAFFIC 20 ANN# —

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 3-9-01

Department Approval [Signature: Ronnie Edwards] Date 3-12-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13798</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/12/01</u>		

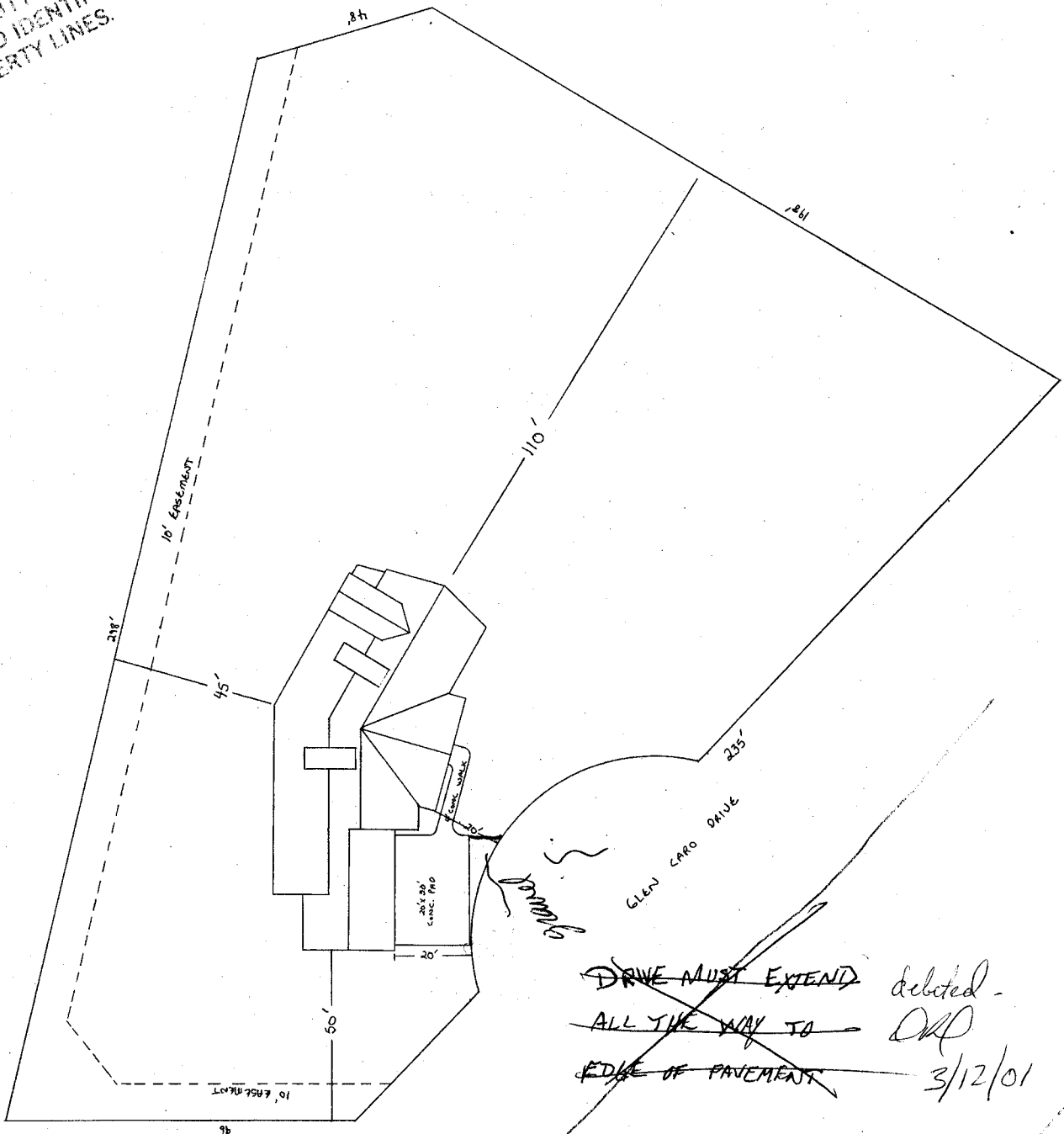
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *Permie* 3/12/01  
 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.

4  
 24  
 1  
 PLOT PLAN

LEGAL DESCRIPTION:  
 LOT 6  
 GLEN CARO SUBDIVISION  
 APPROVED GLEN  
 CARO GLEN CARO  
 GLEN CARO, CO.



~~DRIVE MUST EXTEND~~ deleted.  
~~ALL THE WAY TO~~ DRD  
~~EDGE OF PAVEMENT~~ 3/12/01

~~DRIVE OK AS NOTED~~

DRD  
 3/2/01