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|---------------------|
| FEE \$ <u>10.00</u> |
| TCP \$ |
| SIF \$ |

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

BLDG PERMIT NO. 78920



Your Bridge to a Better Community

BLDG ADDRESS 783 JORDANNA SQ. FT. OF PROPOSED BLDGS/ADDITION 1008

TAX SCHEDULE NO. 2701 35152 005 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Sedona Sub TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK _____ LOT 3 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER DON STOKES NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 783 JORDANNA USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE 12x14 SONR^{room}

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

(2) ADDRESS 902 US Hwy 50

(2) TELEPHONE 245-6898

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

CENSUS 10 TRAFFIC 21 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 William Tiefenbach Date 3/6/01

Department Approval Mike Wagon Date 3/6/01

| | | |
|---|--|---------------|
| Additional water and/or sewer tap fee(s) are required: <u>YES</u> | NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting <u>[Signature]</u> | Date <u>3/6/01</u> | |

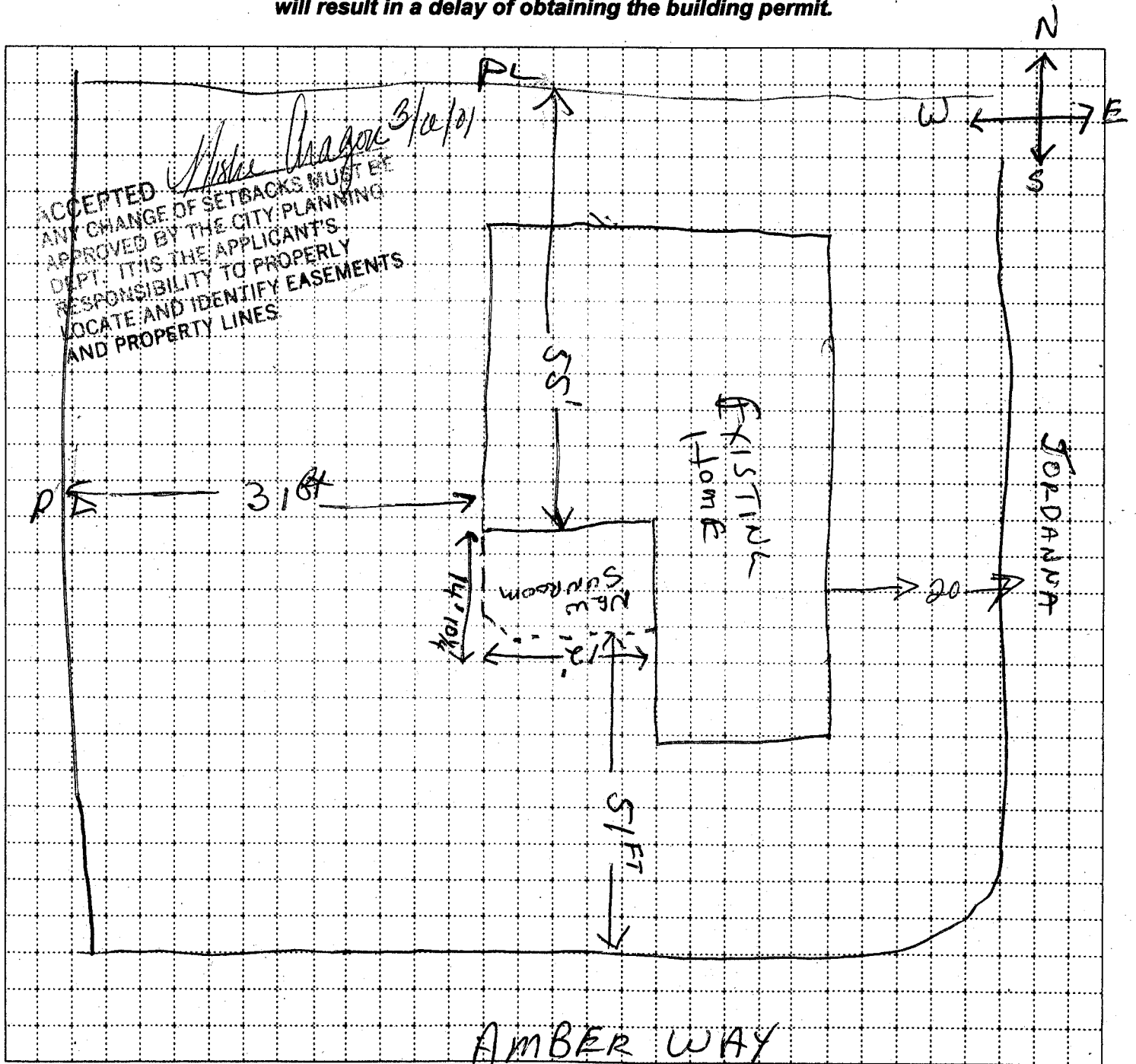
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(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.



MESA COUNTY SINGLE FAMILY RESIDENTIAL SITE PLAN PLANNING CLEARANCE

Date Received _____ Received by _____ Date to Louie _____ Date From Louie _____

Date Approved & Sent to Bldg.Dept. _____ Approved By _____

Please complete BOTH front and back portion of this form

Owner of Property: DON STOKES Day Time Phone: _____

Applicants Name: DURA SYSTEMS INC Day Time Phone: 245-6898

Property Address: 783 JORDANNA

Tax Schedule Number: 2701-351-52-005 (Obtain from Assessor 244-1610)

Proposed New Construction: SUN ROOM

Maximum Height of Proposed Structure: 8ft

For Mobile Homes: HUD Mobile Home Number: _____ (3 Letters - 6 Numbers)

By Signing Below, the Applicant Accepts the Responsibility For:

- ◆ Locating and identifying all easements, property lines, existing and proposed structures.
- ◆ Installing all driveways in accordance with the applicable sections of the Mesa County Standard Specifications for Road and Bridge Construction.
- ◆ Obtaining a Surface Alteration Permit for the construction or altering of any road, drainage or other improvements within the Public Right-of-Way.
- ◆ Having any change of setbacks approved in writing by the Planning and Development Department.

A \$10.00 fee will be collected by the Building Department with the Building Permit fees.

Applicant Signature: William Tiefenbach Date: 3/6/01

-OFFICE USE ONLY-

Planning File #: _____ Subdivision: _____

Zone: _____ Setbacks ROW: _____ / _____ / S _____ / _____ R _____

Access Approved: Yes _____ No _____ Floodplain Permit: Yes # _____ No _____

School Land Dedication Fee: NA _____ Exempt _____ Payable at Building Permit _____ Initials _____

Paid in Full: Amount _____ Date _____ Check # _____

Comments / Special Conditions: _____

