

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

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

BLDG PERMIT NO. 81164



Your Bridge to a Better Community

BLDG ADDRESS 413 E. May FIELD SQ. FT. OF PROPOSED BLDGS/ADDITION 742 sq. Ft  
 TAX SCHEDULE NO. 2945-164-05-008 SQ. FT. OF EXISTING BLDGS 2,210. sq. Ft.  
 SUBDIVISION Mays Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 2,952 sq. Ft.  
 FILING 1 BLK 2 LOT 8 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Bob Haggerty NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 413 E. May Field USE OF EXISTING BUILDINGS None  
 (1) TELEPHONE (970) 245-1637 DESCRIPTION OF WORK & INTENDED USE Addition  
 (2) APPLICANT Bob Haggerty TYPE OF HOME PROPOSED:  
 (2) ADDRESS 413 E. May Field 1 Site Built      Manufactured Home (UBC)  
 (2) TELEPHONE (970) 245-1637      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-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO       
 or      from center of ROW, whichever is greater  
 Side 7' from PL, Rear 25' from PL Parking Req'mt       
 Maximum Height 35' Special Conditions       
 CENSUS 1401 TRAFFIC 95 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 10-15-01  
 Department Approval [Signature] Date 10-15-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	WQ No <u>14322</u>
Utility Accounting <u>Water Elsberry</u>	Date <u>10/16/01</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.**

