

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2435 mesa ave SQ. FT. OF PROPOSED BLDGS/ADDITION 198 sq ft
 TAX SCHEDULE NO. 2945-124-08-111 SQ. FT. OF EXISTING BLDGS 1600 sq ft
 SUBDIVISION Wilcox + Bixby Subd TOTAL SQ. FT. OF EXISTING & PROPOSED 1798 sq ft
 FILING _____ BLK 1 LOT 12 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Brenda Maggio NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 2435 mesa ave USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE 970 -243-8370 DESCRIPTION OF WORK & INTENDED USE Storage
 (2) APPLICANT Bass Const. TYPE OF HOME PROPOSED:
 (2) ADDRESS 412 curay ave _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 970 261 8731 _____ Manufactured Home (HUD)
 _____ Other (please specify) storage unit

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-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 12 TRAFFIC 31 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 6/26/01
 Department Approval [Signature] Date 6/27/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Storage</u>
Utility Accounting <u>[Signature]</u>		Date <u>6/27/01</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 its dimensions
3. The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
4. All EASEMENTS or RIGHTS-OF-WAY on the property
5. All other STRUCTURES on the property
6. All STREETS and ALLEYS adjacent to the property and street names
7. All existing and proposed DRIVEWAYS
8. An arrow indicating North

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE

ACCEPTED
 ANY CHANGE OF TRACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

