

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 60669



Your Bridge to a Better Community

BLDG ADDRESS 2213 Mescalero Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 120/96  
 TAX SCHEDULE NO. 2945-183-04-004 SQ. FT. OF EXISTING BLDGS 1850  
 SUBDIVISION Trails West TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING 1 BLK 2 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER BRIAN SIMPSON NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) ADDRESS 2213 Mescalero USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 256-7070 DESCRIPTION OF WORK & INTENDED USE WOODEN SHED  
 (2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_  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 25' from property line (PL) Permanent Foundation Required: YES \_\_\_ NO X  
 or \_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL, Rear 10' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 35' Special Conditions ALCO approval req'd  
 CENSUS 1401 TRAFFIC 03 ANNX# \_\_\_\_\_

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 Brian Simpson Date \_\_\_\_\_  
 Department Approval Citaye Johnson Date 8-31-01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting	<u>Kathleen</u>		Date <u>8/30/01</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.

