

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 81161



Your Bridge to a Better Community

BLDG ADDRESS 446 MONTERO SQ. FT. OF PROPOSED BLDGS/ADDITION 2100

TAX SCHEDULE NO. 2945-183-08-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION RENAISSANCE TOTAL SQ. FT. OF EXISTING & PROPOSED 2100

FILING 1 BLK 2 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER CHAD DRIGGERS NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS _____ USE OF EXISTING BUILDINGS RESIDENTIAL

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE NEW CONSTRUCTION

(2) APPLICANT BUDDY BAIR TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 1020 ORCHARD AVE GJ

(2) TELEPHONE 234-9095

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 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 63 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).

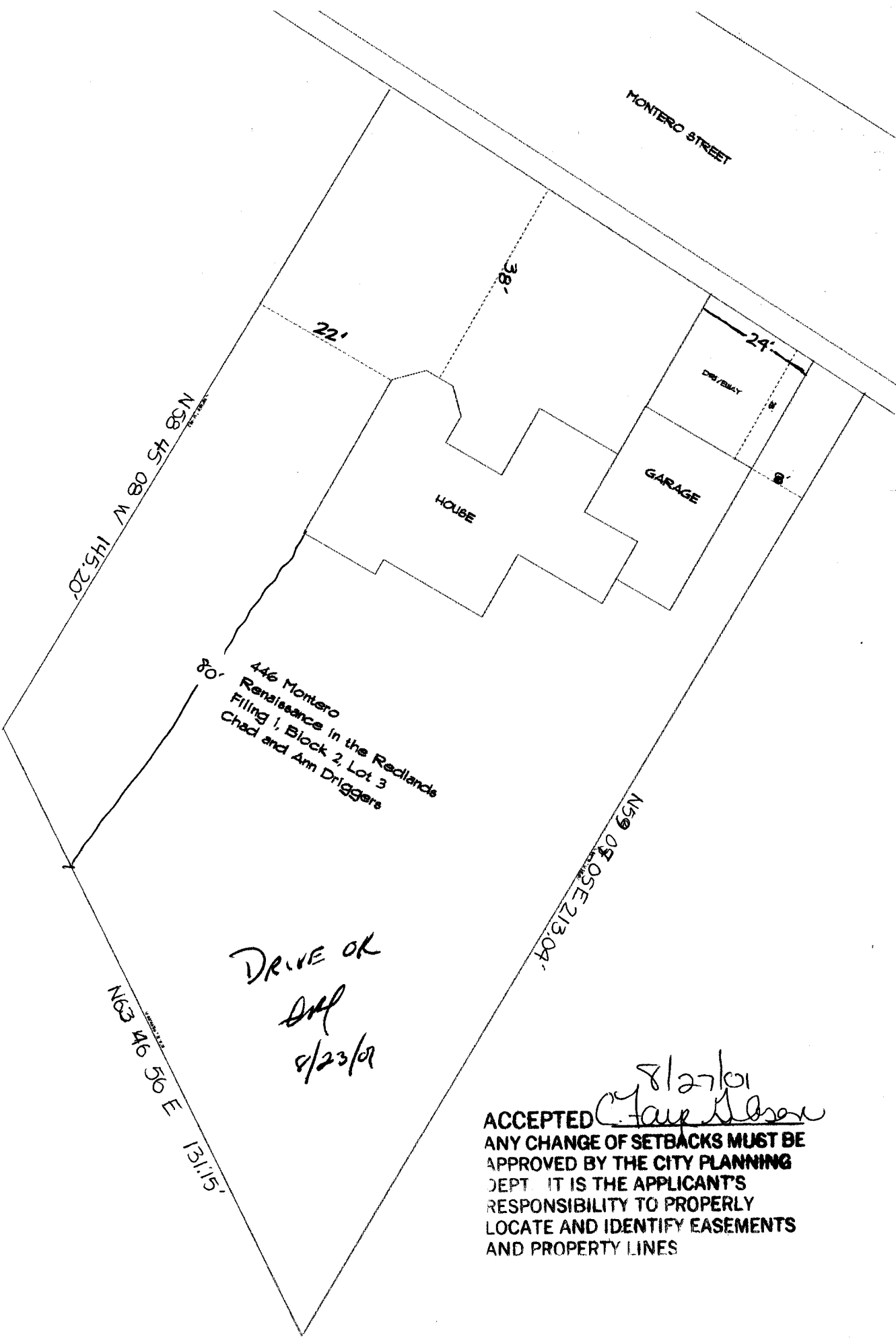
Applicant Signature [Signature] Date 8-27-01

Department Approval [Signature] Date 8-27-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>14218</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/27/01</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)



8/27/01
 ACCEPTED *C. Jay Wilson*
 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