

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 81331

AC



Your Bridge to a Better Community

BLDG ADDRESS 406 SADDLE CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1747

TAX SCHEDULE NO. 2945-174-45-001 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION COBBLESTONE TOTAL SQ. FT. OF EXISTING & PROPOSED ~~2,666~~

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

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

(1) ADDRESS 250 BEACON CT #1 G. USE OF EXISTING BUILDINGS RESIDENCE
 WORK 294-1652

(1) TELEPHONE (970) 245-9841 DESCRIPTION OF WORK & INTENDED USE RESIDENCE

(2) APPLICANT SAME TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS SAME Manufactured Home (HUD)

(2) TELEPHONE SAME 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 PD Maximum coverage of lot by structures _____

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

Side 5 from PL, Rear 10 from PL Parking Req'mt _____

Maximum Height 28' Special Conditions _____

CENSUS 1401 TRAFFIC 96 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).

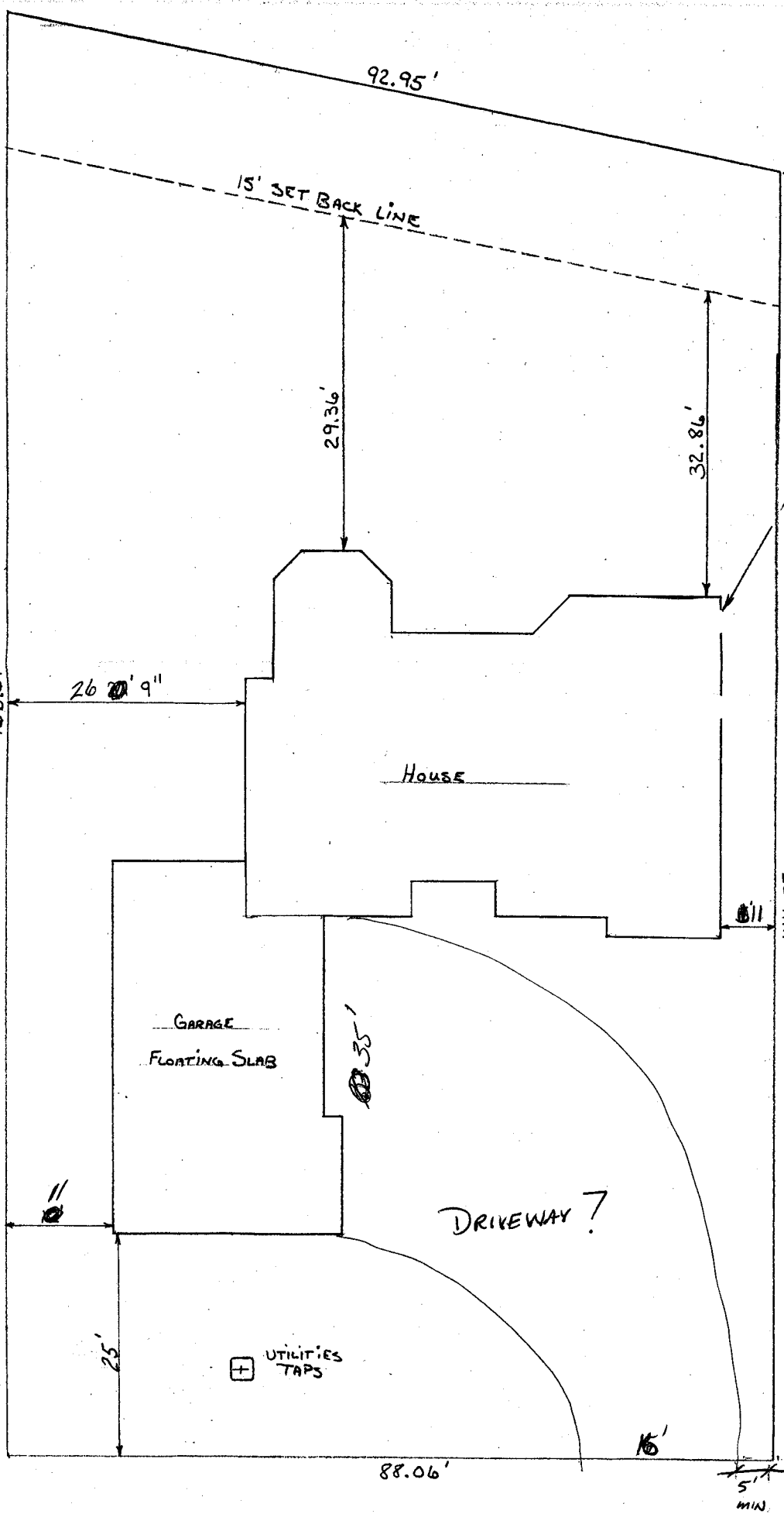
Applicant Signature Darl McClain Date 8-21-01

Department Approval Y. Hsu Date 8/29/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14225</u>
Utility Accounting	<u>CPM Cole</u>	Date	<u>8/29/01</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)



Archie Mac
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENT
 AND PROPERTY LINES.

Drive OK
 AS DIMENSIONS
 SH 8/29/