

FEE \$	10.00 10.00
TCP \$	500.00
SIF \$	0

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

BLDG PERMIT NO. 82611



Your Bridge to a Better Community

BLDG ADDRESS 717 Pacific Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 832^{sq ft}
 TAX SCHEDULE NO. 2701-354-27-002 SQ. FT. OF EXISTING BLDGS 4388^{sq ft}
 SUBDIVISION Bella Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 5154^{sq ft}
 FILING 1 BLK 1 LOT 2 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Kevin & Lisa Haggerty NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 717 Pacific Dr USE OF EXISTING BUILDINGS Dwelling
 (1) TELEPHONE 242-2787 DESCRIPTION OF WORK & INTENDED USE Add Garage - Reroof House
 (2) APPLICANT Thomasville Builders TYPE OF HOME PROPOSED:
 (2) ADDRESS 2038 Wrangler Way Site Built Manufactured Home (UBC)
 (2) TELEPHONE 986-0738 Manufactured Home (HUD)
 Other (please specify) Garage

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-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO
 or from center of ROW, whichever is greater Parking Req'mt 2
 Side 15' from PL, Rear 30' from PL Special Conditions
 Maximum Height 35' CENSUS 10 TRAFFIC 17 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 12-7-01
 Department Approval [Signature] Date 12-10-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensley</u>		Date <u>12/10/01</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.

