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

BLDG PERMIT NO. 79677



Your Bridge to a Better Community

BLDG ADDRESS 636 SILVEROAK DR SQ. FT. OF PROPOSED BLDGS/ADDITION 576 SQ FT
 TAX SCHEDULE NO. 2945-134-129-015 SQ. FT. OF EXISTING BLDGS 1937 SQ FT
 SUBDIVISION FALL VALLEY TOTAL SQ. FT. OF EXISTING & PROPOSED 2513 SQ FT
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER LELAND E RICORD NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 636 SILVEROAK DR USE OF EXISTING BUILDINGS DWELLING GARAGE STORAGE
 (1) TELEPHONE 970-263-4695 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT SAME AS ABOVE TYPE OF HOME PROPOSED:
 (2) ADDRESS LI " " Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE LI " " _____ 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 _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 10' from PL
 Permanent Foundation Required: YES _____ NO Y
 Maximum Height 32' Parking Req'mt 2
 Special Conditions _____
 CENSUS 10 TRAFFIC 19 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).

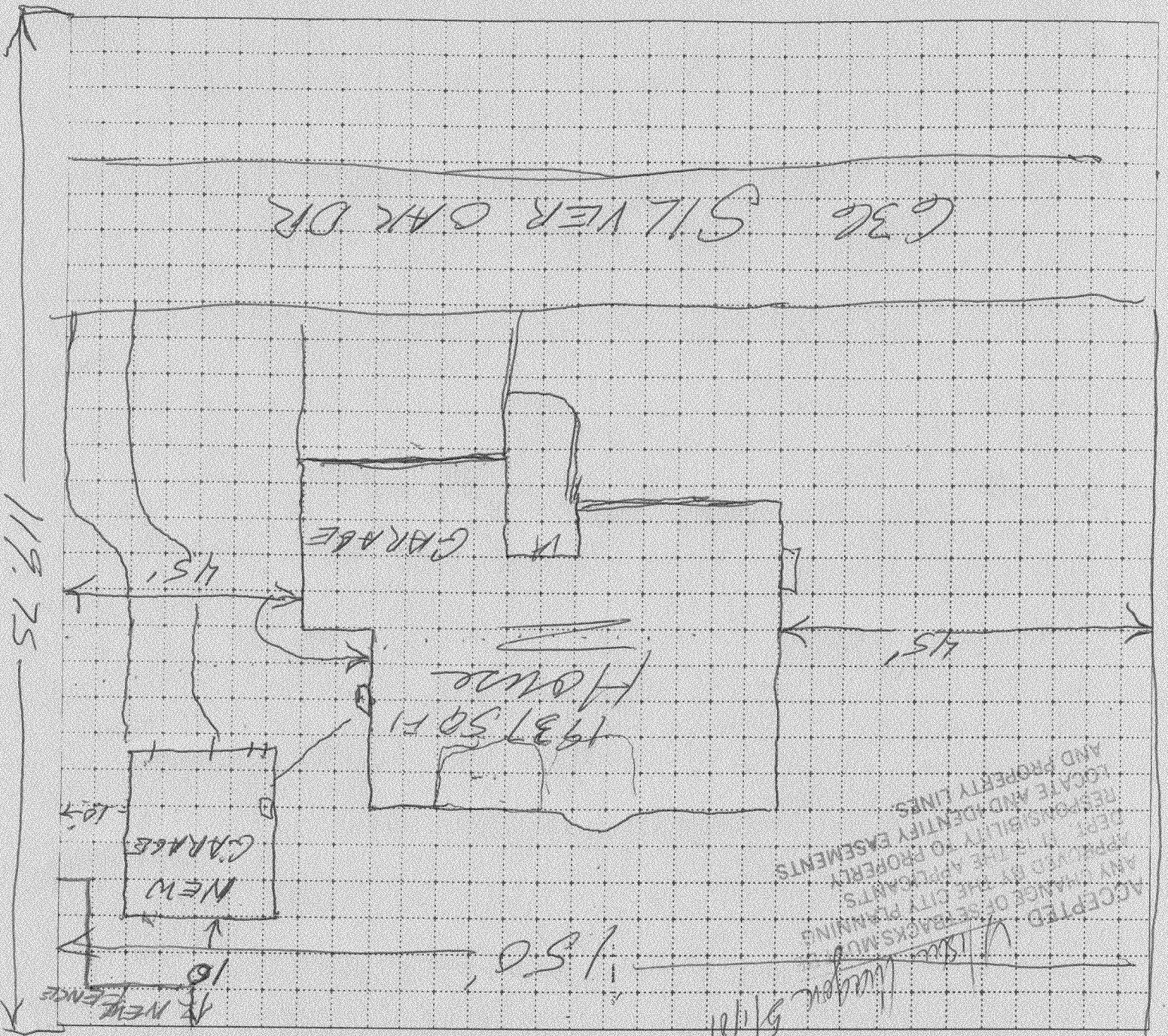
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Leland E. Ricord Date 5/1/01
 Department Approval Mishu Inagon Date 5/1/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Waived</u>	Date	<u>5/1/01</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.