

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 801005



Your Bridge to a Better Community

BLDG ADDRESS 680 SPERBER LANE SQ. FT. OF PROPOSED BLDGS/ADDITION 1090 #

TAX SCHEDULE NO. 2945-021-00-057 SQ. FT. OF EXISTING BLDGS 2849 #

SUBDIVISION N/A TOTAL SQ. FT. OF EXISTING & PROPOSED 3939 #

FILING N/A BLK N/A LOT N/A

(1) OWNER Edward & Darlene Bennett

(1) ADDRESS 680 SPERBER LANE

(1) TELEPHONE 970-263-4049

(2) APPLICANT Edward & Darlene Bennett

(2) ADDRESS 680 SPERBER Lane

(2) TELEPHONE 970-263-4049

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

USE OF EXISTING BUILDINGS RESIDENCE

DESCRIPTION OF WORK & INTENDED USE NEW CONSTRUCTION WORKSHOP - BOATSTORE

TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify) Storage bldg.

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 25' from property line (PL)
 or from center of ROW, whichever is greater

Permanent Foundation Required: YES NO X

Side 3' to eave from PL, Rear 5' from PL

Parking Req'mt no change

Maximum Height 35'

Special Conditions

CENSUS 10 TRAFFIC 20 ANNEX#

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 Edward Bennett Date 05-29-01

Department Approval Ronnie Edwards Date 5-31-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Storage</u>
Utility Accounting <u>Dotie Kanover</u>	Date <u>5/31/01</u>		<u>no chg only</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

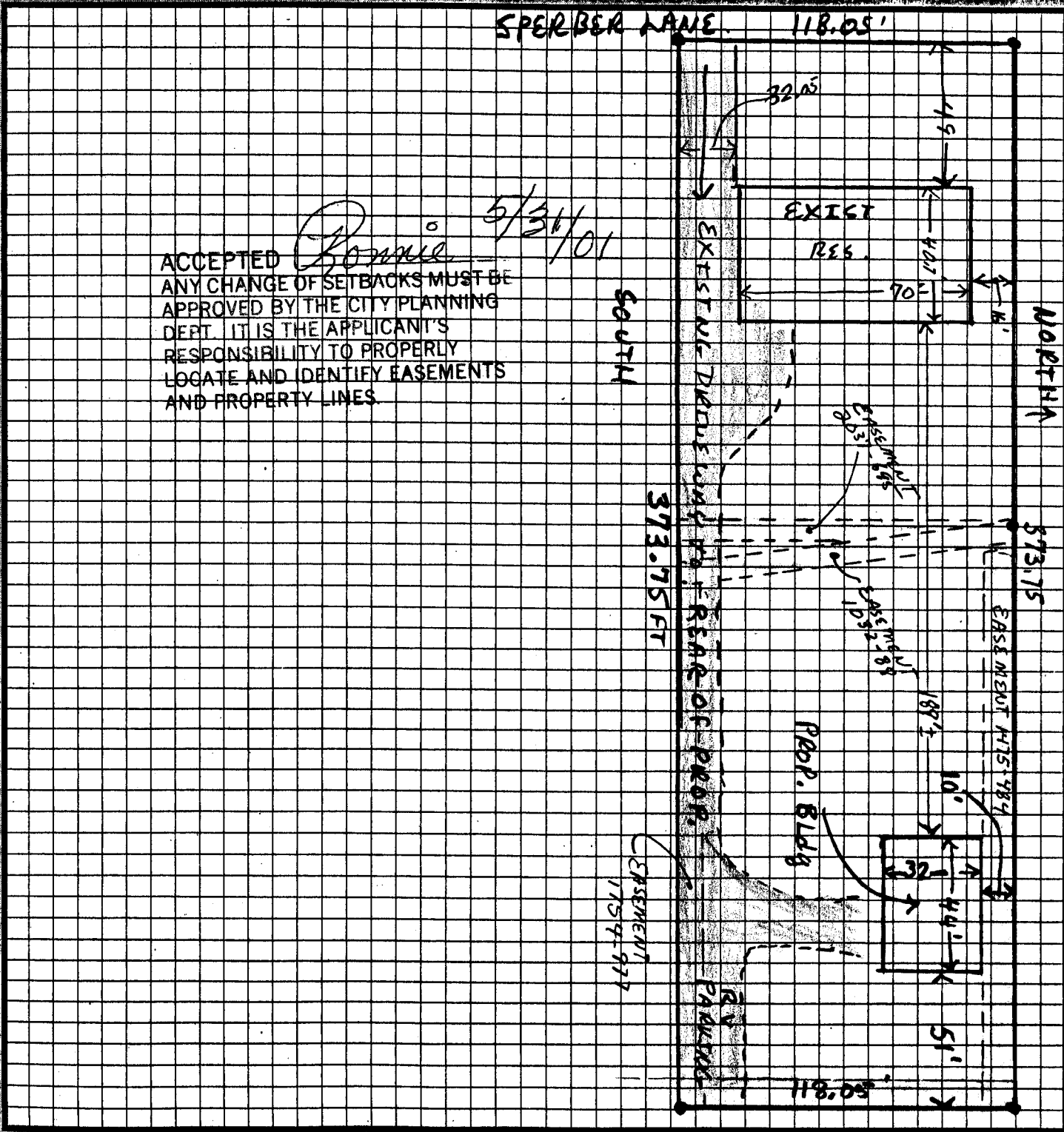
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

1. An outline of the PROPERTY LINES with dimensions
2. An outline of the PROPOSED STRUCTURE with its dimensions
3. The DISTANCES 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. A street and calling number

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE



ACCEPTED *Romulo* 5/31/01
 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.