

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 80467



Your Bridge to a Better Community

*AC*

BLDG ADDRESS 12<sup>th</sup> Ct. # 7 SQ. FT. OF PROPOSED BLDGS/ADDITION 1854

TAX SCHEDULE NO. 2701-354-62-07 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Twelfth Court TOTAL SQ. FT. OF EXISTING & PROPOSED 1854

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 7 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Garrison/Sixbey NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 1420 Motor St USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 241-5164 DESCRIPTION OF WORK & INTENDED USE New home

(2) APPLICANT Merritt Construction TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 1420 Motor St.

(2) TELEPHONE 241-5164

**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 2

Maximum Height 35' Special Conditions \_\_\_\_\_

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 6/26-01

Department Approval C. Faye Johnson Date 7/3/01

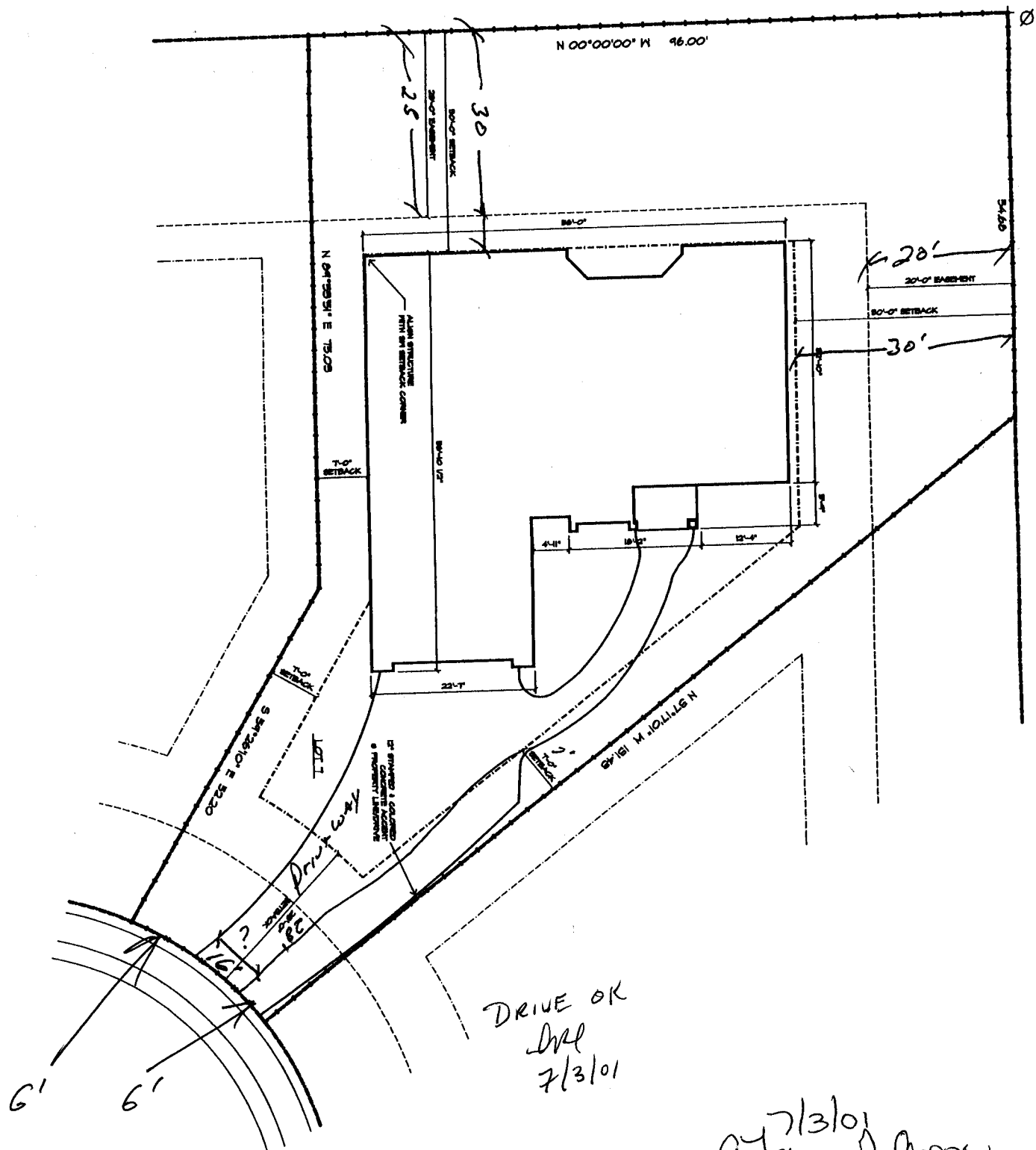
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>14097</u>
Utility Accounting	<u>Kate Hart</u>	Date	<u>7/3/01</u>

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)

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SITE PLAN - LOT 1



DRIVE OK  
 JRL  
 7/3/01

ACCEPTED *C. Faye Wilson* 7/3/01  
 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.