

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 541 20¹/₄ Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1605 sq ft
TAX SCHEDULE NO. 2947-223-32-009 SQ. FT. OF EXISTING BLDGS 2100 sq ft
SUBDIVISION Tiara West Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 2260 sq ft
FILING _____ BLK _____ LOT 9 NO. OF DWELLING UNITS:
Before: 1 After: 2 this Construction
(1) OWNER James/Shirley Coonfield NO. OF BUILDINGS ON PARCEL
Before: 1 After: 2 this Construction
(1) ADDRESS 541 20¹/₄ Rd USE OF EXISTING BUILDINGS Dwelling
(1) TELEPHONE 970-255-0054 DESCRIPTION OF WORK & INTENDED USE Tool Shed
(2) APPLICANT Same TYPE OF HOME PROPOSED:
(2) ADDRESS _____ Site Built Manufactured Home (UBC)
(2) TELEPHONE _____ Manufactured Home (HUD)
 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 RSF-2 Maximum coverage of lot by structures 30%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 15' from PL, Rear 30' from PL Parking Req'mt X
Maximum Height 35' Special Conditions _____
CENSUS 1401 TRAFFIC 66 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 J. Coonfield Date 8-1-02
Department Approval Gayleen Henderson Date 8-1-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>C. Bensley</u>	Date	<u>8/1/02</u>

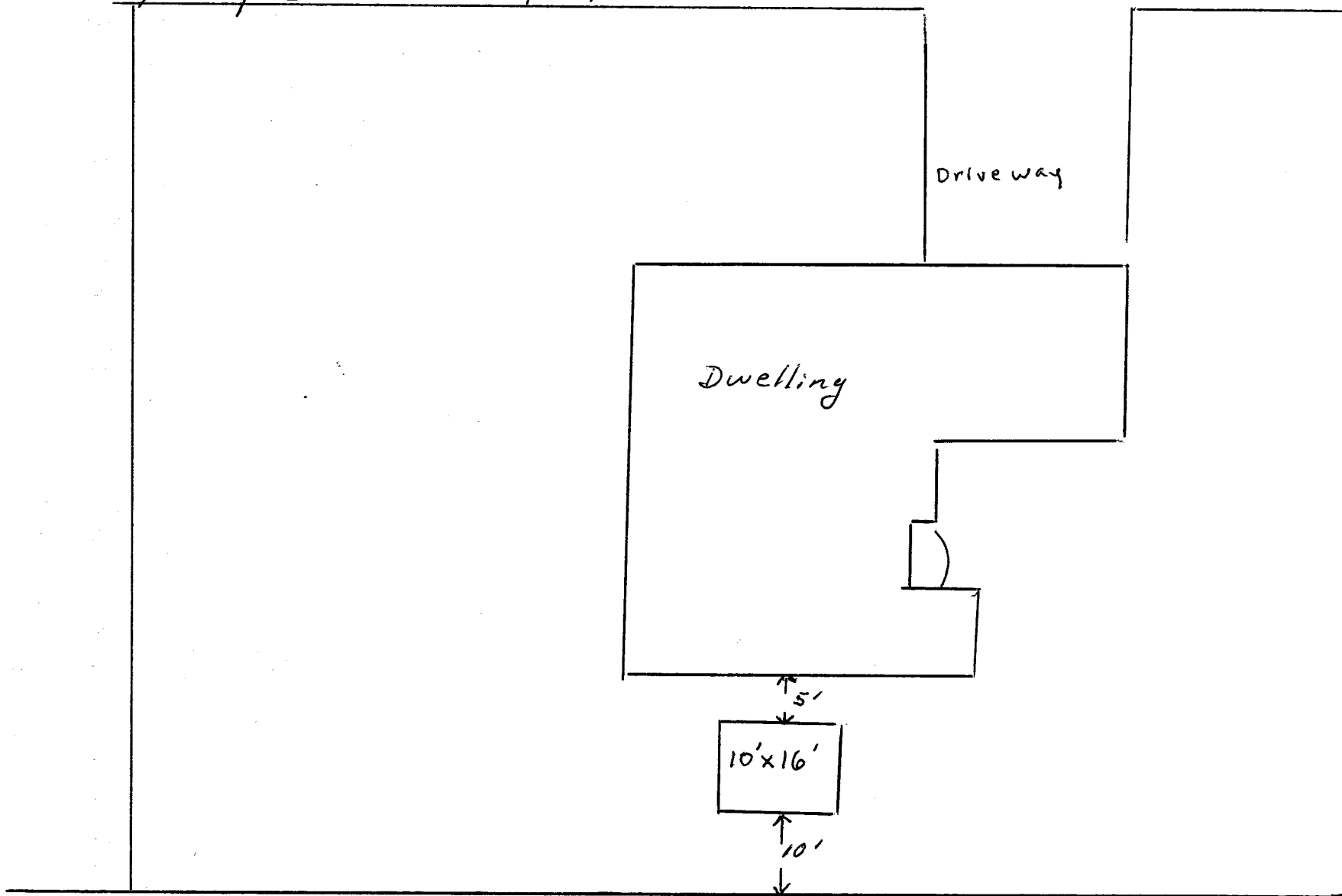
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

Property @ 541 20¹/₄ Rd

← Rosette Court

20¹/₄ Rd



8-1-02

ACCEPTED *Gayle Henderson*

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.