

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

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

BLDG PERMIT NO. 85834



Your Bridge to a Better Community

BLDG ADDRESS 522 20 1/2 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 2900

TAX SCHEDULE NO. 2947-224-38-003 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Robertson minor TOTAL SQ. FT. OF EXISTING & PROPOSED 2900

FILING _____ BLK _____ LOT 3 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Stephen Robertson NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2022 Baseline Rd USE OF EXISTING BUILDINGS Removal

(1) TELEPHONE 245-7443 DESCRIPTION OF WORK & INTENDED USE Single family res
New const. of
Residence

(2) APPLICANT Mondo Builders TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) ADDRESS 262 W. Danbury Ct _____ Other (please specify) _____
 (2) TELEPHONE (970) 245-7840/261-5459

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

Side 15' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 1402 TRAFFIC 65 ANNX# _____

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 Arnold C. Fisher Date 7-25-02

Department Approval GH Gayle Henderson Date 8-20-02

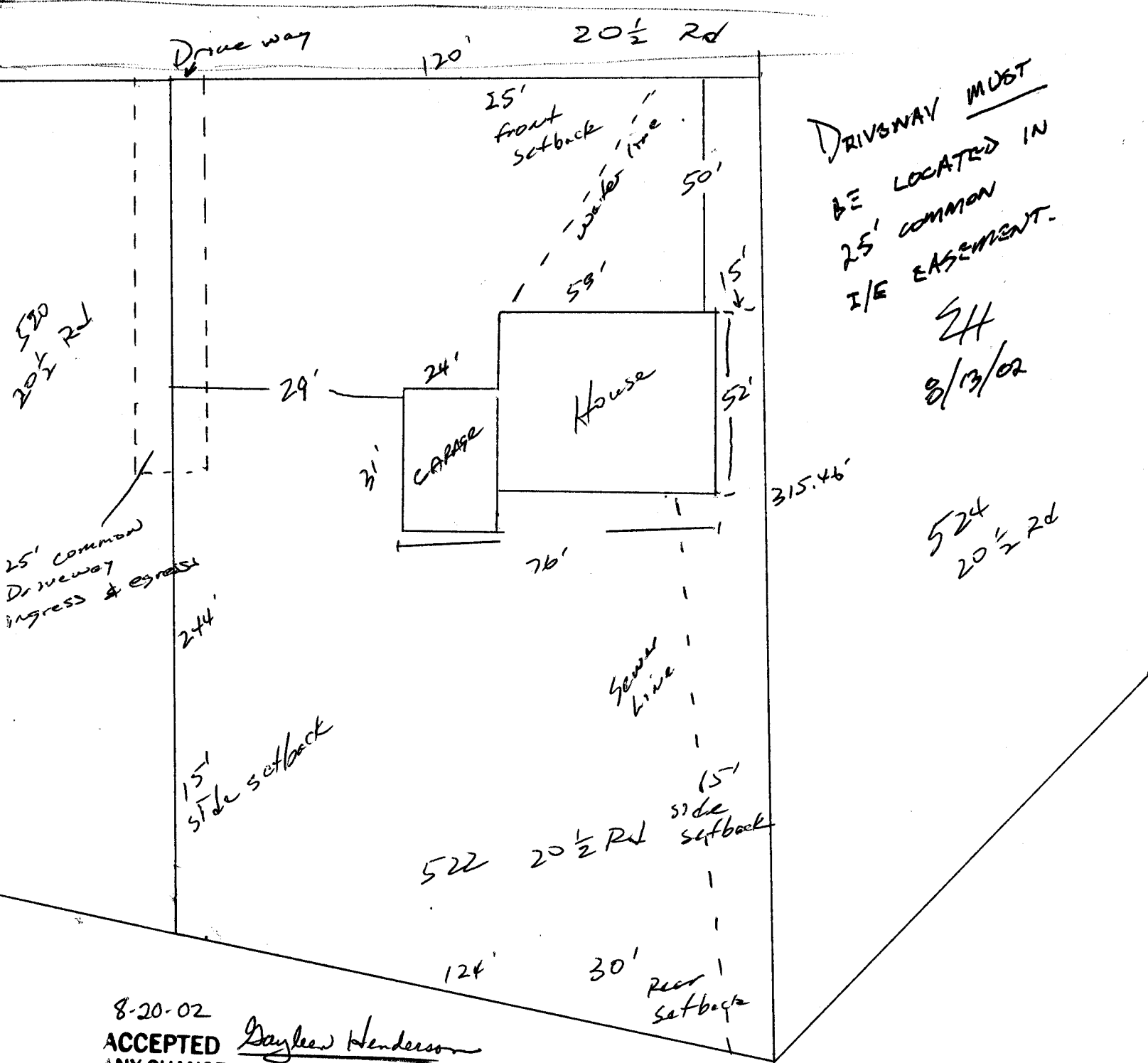
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15222</u>
Utility Accounting	<u>Arnold</u>	Date	<u>8/20/02</u>

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)

522 20 1/2 Rd

Mondo Bldgs
262 W. Danbury Ct
Grand Jct. Co. 81503
(970) 245-7840



DRIVSWAY MUST
BE LOCATED IN
25' COMMON
I/E EASEMENT.

SH
8/13/02

524
20 1/2 Rd

8-20-02
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.