

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

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

BLDG PERMIT NO. 87037



Your Bridge to a Better Community

BLDG ADDRESS 714 24 1/2 Ad. SQ. FT. OF PROPOSED BLDGS/ADDITION 1296  
 TAX SCHEDULE NO. 2701-334-00-123 SQ. FT. OF EXISTING BLDGS 1701  
 SUBDIVISION Pomona Park Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 3997  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 50 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Carl & Debbie Baydstun NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 714 24 1/2 Rd. USE OF EXISTING BUILDINGS Home Dwelling  
 (1) TELEPHONE 970 241-8589 DESCRIPTION OF WORK & INTENDED USE addition 27' x 48'  
 (2) APPLICANT SAA TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_  Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_  
Family Room

**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-R Maximum coverage of lot by structures 5%  
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 50'/50' from PL, Rear 50'/50' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Carl Baydstun Date 11-6-02  
 Department Approval BH Gayleen Henderson Date 11-7-02

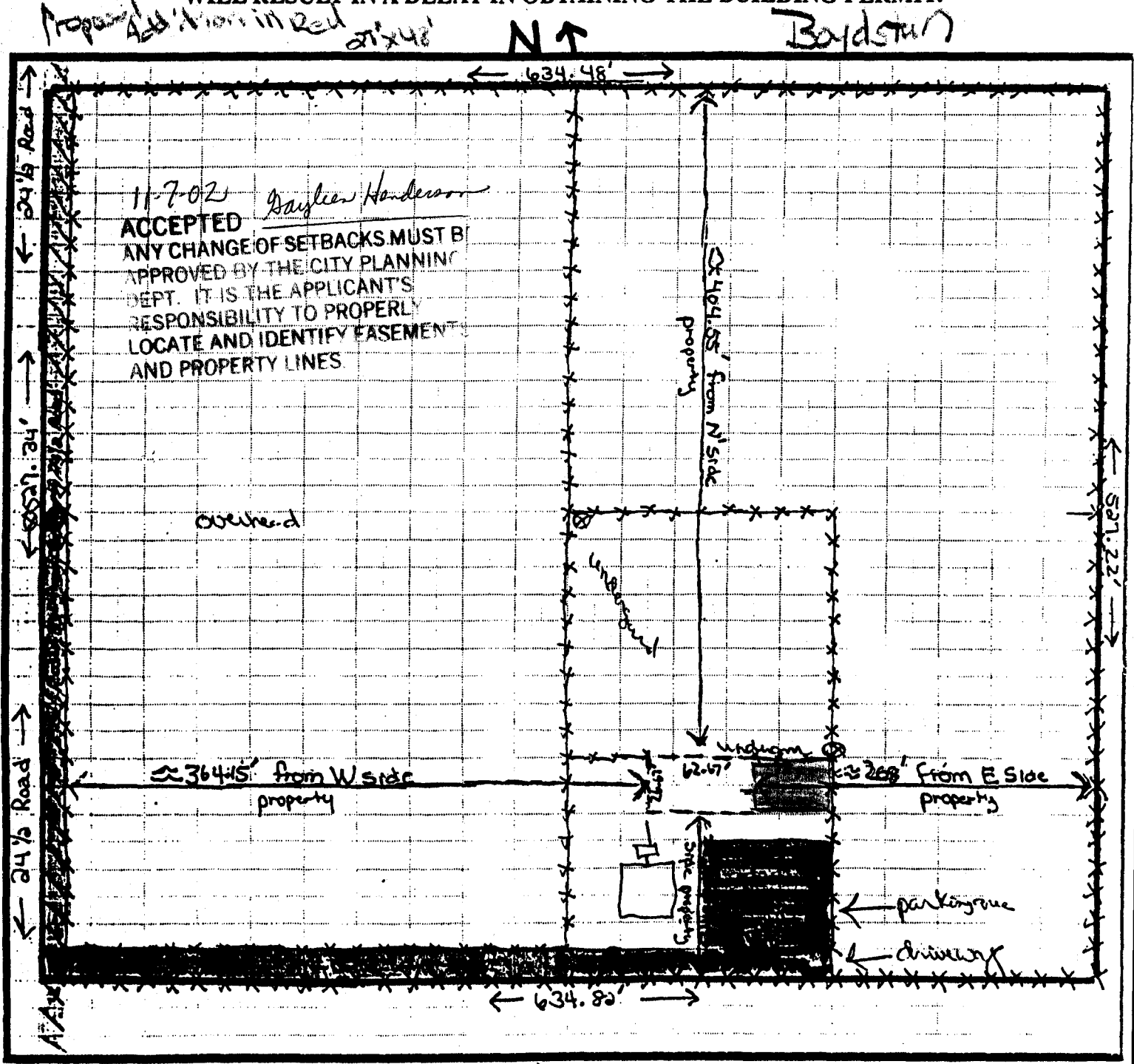
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Nothing in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>11/7/02</u>		

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)

IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING

1. An outline of the PROPERTY LINES with dimensions.
2. A dotted line outline of the PROPOSED STRUCTURE 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 or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH.

ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.



Water (ute)

Gas (Public Service)

Breakup area

Electricity (GUP) Dumb's

Sewer

also parking area