

83680

BLDG PERMIT NO. 83694

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

### PLANNING CLEARANCE

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



Your Bridge to a Better Community

14165886

AC

BLDG ADDRESS 625 25 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION @ 944

TAX SCHEDULE NO. 2945-044-00-043 SQ. FT. OF EXISTING BLDGS @ 1216

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 2160

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

(1) OWNER NATHAN W. RATLIFE NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 2 this Construction

(1) ADDRESS 625 25 Rd USE OF EXISTING BUILDINGS HOME

(1) TELEPHONE 245-3471 DESCRIPTION OF WORK & INTENDED USE NEW Bed Rm. & Garage

(2) APPLICANT NATHAN W. RATLIFE TYPE OF HOME PROPOSED:  
\_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 625 25 Rd

(2) TELEPHONE 245-3471

**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 BMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' 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 Nathan W. Ratliff Date 3/4/02

Department Approval C. Faye Nelson Date 3/14/02

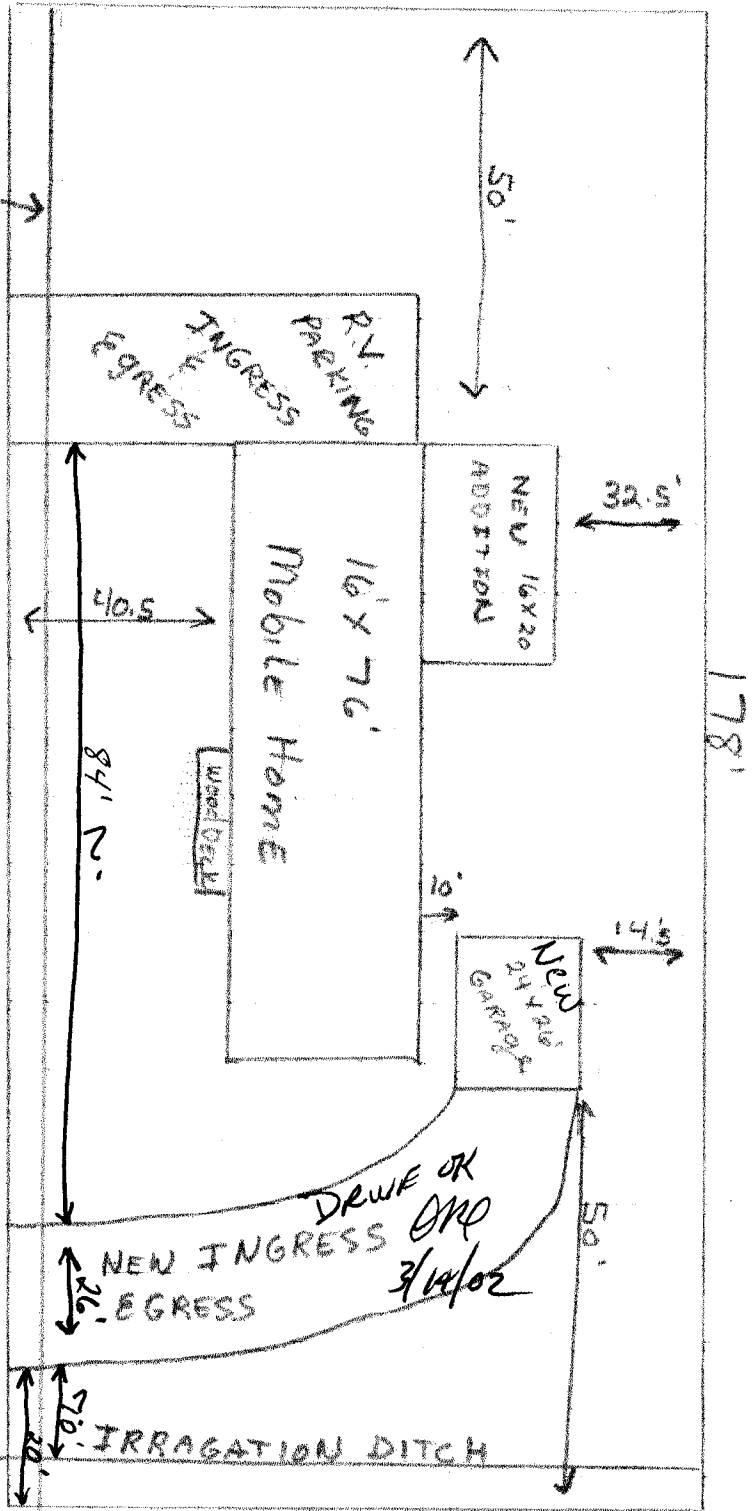
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no change in use</u>
Utility Accounting	<u>Dottie Kanover</u>		Date <u>3-14-02</u>

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)

# PROPOSED

62.5 ACRES, GRAND DCT CO. 8/15/05  
 ASSUMPTIONS: PROPERTY SIZE  
 105' X 178'



EASEMENT FOR SEWER

F 1/4 RD.

No Curb/SW?

ACCEPTED *Chare Wilson* 3/14/02  
 ANY CHANGE OF SETBACKS MUST BE REVIEWED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

25 Rd