

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

57421-9577  
 BLDG ADDRESS 749 20 1/2 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_  
 TAX SCHEDULE NO. 2792701-353-00-028 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) OWNER Shane Morris  
 (1) ADDRESS 749 20 1/2 Rd USE OF EXISTING BUILDINGS Residence  
 (1) TELEPHONE 256-9249 DESCRIPTION OF WORK & INTENDED USE Reface pre-existing Retaining Wall  
 (2) APPLICANT Jenkins Landscaping TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2800 C Rd \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 242-4735 \_\_\_\_\_ 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 \_\_\_\_\_  
 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 Regina Jenkins Date May 22, 2002  
 Department Approval C. Laine Gibson Date 5/29/02  
per Bob Blanchard

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>0</u>	<u>1</u>	<u>0</u>
	<u>Vanover</u>	Date	<u>5/31/02</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)



5/3/02

C. Gay Gibson

ACCEPTED  
 ANY CHANGE IN SE TRACKS MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT AND THE  
 ENGINEER AND PROPERLY  
 IDENTIFY EASEMENTS  
 AND PROPERTY LINES