

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

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

BLDG PERMIT NO. 85174



Your Bridge to a Better Community

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BLDG ADDRESS 632 26 Road SQ. FT. OF PROPOSED BLDGS/ADDITION 850
 TAX SCHEDULE NO. 2945-023-00-016 SQ. FT. OF EXISTING BLDGS 1100
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1950
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 3 After: 3 this Construction
 (1) OWNER Stephen A. Smith NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 632 26 Road USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 256-1054 DESCRIPTION OF WORK & INTENDED USE 3 BRDM Addition
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ _____ 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-1 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 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).

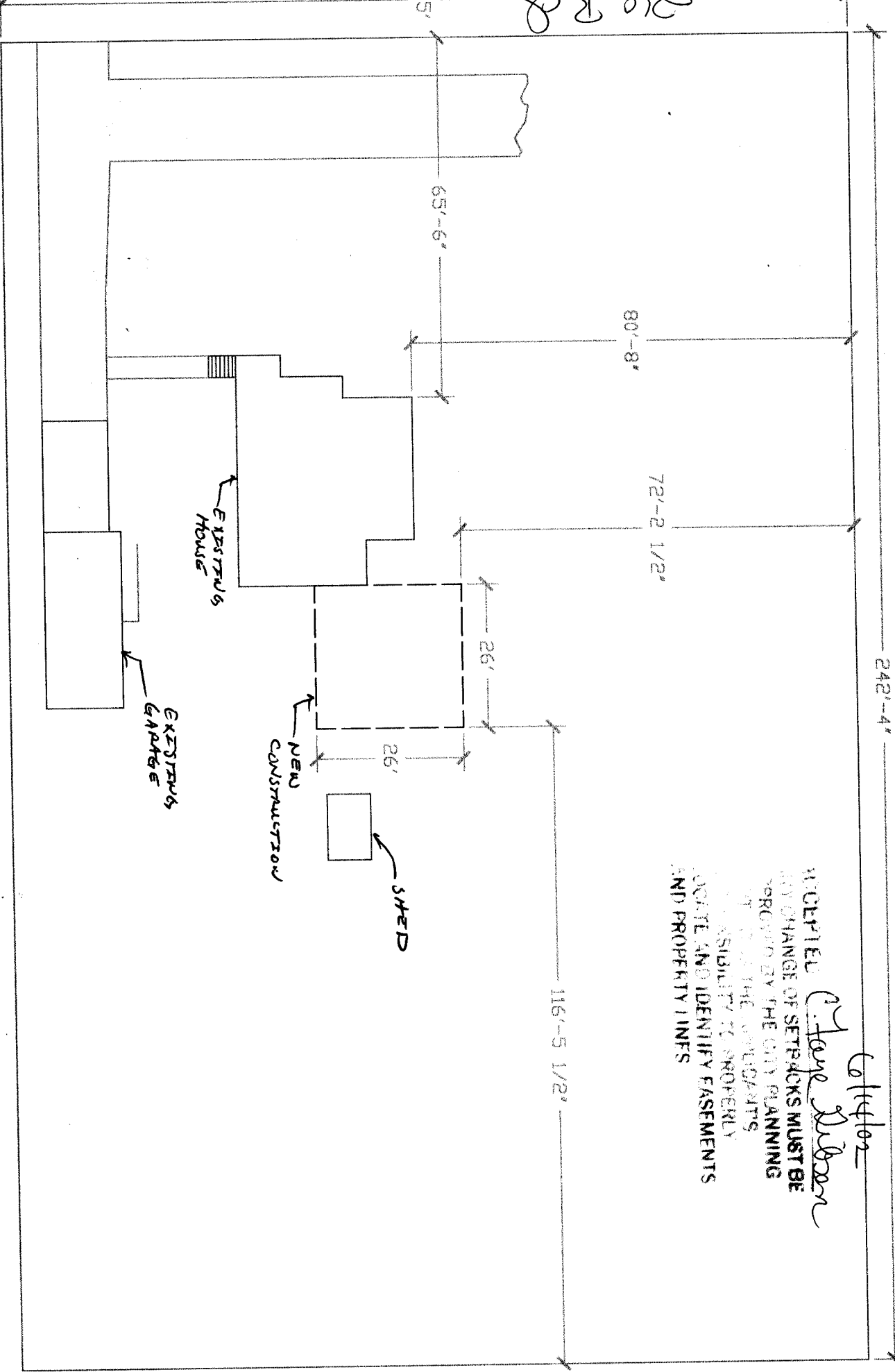
Applicant Signature Stephen A. Smith Date 6/14/02
 Department Approval C. Faye Johnson Date 6/14/02

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting <u>J Adams</u>	Date <u>6-14-02</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)

20 R 2



ACCEPTED *Steve Rubin*
 ANY CHANGE OF SETBACKS MUST BE
 REPORTED BY THE CITY PLANNING
 DEPARTMENT TO THE APPLICANTS.
 THE APPLICANTS SHALL BE RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

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