

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

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

BLDG PERMIT NO. 84881



Your Bridge to a Better Community

BLDG ADDRESS 687 26 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 576 □ Garage

TAX SCHEDULE NO. 2945-03100-153 SQ. FT. OF EXISTING BLDGS 1600 □

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2176 □

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
Before: 2 After: 2 this Construction

(1) OWNER Greg & Susan Crawford NO. OF BUILDINGS ON PARCEL
Before: 2 After: 3 this Construction

(1) ADDRESS 687 26 Rd USE OF EXISTING BUILDINGS Residence + Apartment

(1) TELEPHONE 242-5966 DESCRIPTION OF WORK & INTENDED USE 2 car garage

(2) APPLICANT Tolman Builders TYPE OF HOME PROPOSED:
____ Site Built _____ Manufactured Home (UBC)
____ Manufactured Home (HUD)
 Other (please specify) Garage - detached

(2) ADDRESS 2664 Paradise Dr.

(2) TELEPHONE 245-3166

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 _____

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

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).

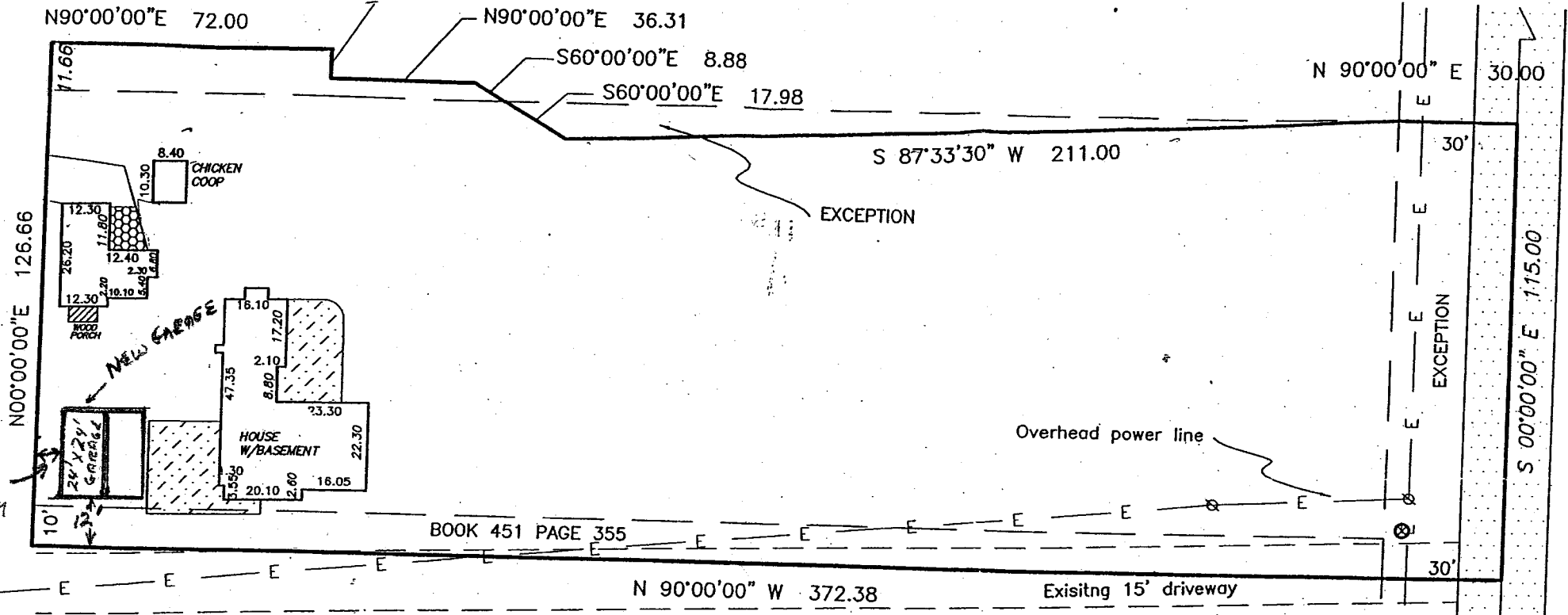
Applicant Signature John Tolman Date June 7, 2002

Department Approval C. Fay Johnson Date 6/7/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Septic only</u>
Utility Accounting <u>OT Anover</u>	Date <u>6-7-02</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)



17' from property line.

6/17/62
 ACCEPTED *C. Jane Dillon*
 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