

|                   |
|-------------------|
| FEE \$ <u>500</u> |
| TCP \$            |
| SIF \$            |

**PLANNING CLEARANCE**

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

BLDG PERMIT NO. 74697



Your Bridge to a Better Community

BLDG ADDRESS 260 1/2 27 1/2 Road SQ. FT. OF PROPOSED BLDGS/ADDITION N/A  
 TAX SCHEDULE NO. 2945-751-02-021 SQ. FT. OF EXISTING BLDGS 400<sup>sq</sup>  
 SUBDIVISION 2485 US Hwy 63 50 TOTAL SQ. FT. OF EXISTING & PROPOSED N/A  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 0 this Construction  
 (1) OWNER ACE HOMES NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) ADDRESS 2485 US Hwy 63 50 USE OF EXISTING BUILDINGS RESIDENTIAL  
 (1) TELEPHONE 273-8412 DESCRIPTION OF WORK & INTENDED USE DEMO EXISTING  
 (2) APPLICANT Sorter Construction TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2802 HWY 50 GJ CO. 501 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 242-1436  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 RF-8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ **DEMO ONLY** 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 \_\_\_\_\_ Date \_\_\_\_\_  
 Department Approval [Signature] Date 4/10

|  |                     |  |         |
|--|---------------------|--|---------|
| Additional water and/or sewer tap fee(s) are required: | YES                 | NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting <u>[Signature]</u>                  | Date <u>4/10/02</u> |  |         |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)