


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

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**  
 2701-362-42-001

BLDG PERMIT NO. 83918  
  
 Your Bridge to a Better Community

BLDG ADDRESS 756-27 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 2200

TAX SCHEDULE NO. 2701-362-42-001 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION VAN Hole min Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 2200   
VAN Hole

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER VAN Hole LARRY NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 754 26 Rd USE OF EXISTING BUILDINGS NEW Home

(1) TELEPHONE 245-3478 DESCRIPTION OF WORK & INTENDED USE Home

(2) APPLICANT Concept Builder LLC TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2616 H 3/4 Rd  
DON Hickman  
 (2) TELEPHONE 241-1050-2340750

**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-4 Maximum coverage of lot by structures 50%

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

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 16 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).

Dept approval Jaye Johnson Date 4/2/02  
 Applicant Signature \_\_\_\_\_  
 Applicant Department Approval \_\_\_\_\_ Date 4/2/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>24699</u>
Utility Accounting	<u>Debbie Kanover</u>	Date	<u>4-2-02</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)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

**NO ATTACHMENTS WILL BE ACCEPTED.**

1. An outline of the **property lines** with dimensions. [ ]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. [ ]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). [ ]
4. All **easements** and **rights-of-way** on the property. [ ]
5. All **other structures** on the property. [ ]
6. All **streets** adjacent to the property and street names. [ ]
7. All existing and proposed **driveways**. [ ]
8. Location of existing and/or **proposed parking** and **number of spaces**. [ ]

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.

ACCEPTED *C. J. [Signature]* 4/12/12  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

