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

BLDG PERMIT NO. 87119



Your Bridge to a Better Community

BLDG ADDRESS 756-27 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 400

TAX SCHEDULE NO. 2701-362-42-001 SQ. FT. OF EXISTING BLDGS 2200

SUBDIVISION VanHole min Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 2600

FILING _____ BLK _____ LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Mr & Mrs. Burns NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 756-27 Rd USE OF EXISTING BUILDINGS Porch (40x10)

(1) TELEPHONE _____

(2) APPLICANT Concept Builder (LLC) DESCRIPTION OF WORK & INTENDED USE _____

(2) ADDRESS 2616 H 3/4 Rd TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 241-1050-234-0750

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 _____ 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 [Signature] Date _____

Department Approval [Signature] Date 11-14-02

Additional water and/or sewer tap fee(s) are required:	YES _____	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting	<u>Marshall Cole</u>	Date	<u>11/14/02</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)

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.

