

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>Paid</u>

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

BLDG PERMIT NO. 84900



Your Bridge to a Better Community

NO

BLDG ADDRESS 2660 Catalina Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2600
3701 264 20 001
 TAX SCHEDULE NO. 2701 264 00 012 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Paul B Boyd Minor TOTAL SQ. FT. OF EXISTING & PROPOSED 2600
 FILING _____ BLK _____ LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Greg & Vicki Bailey USE OF EXISTING BUILDINGS NA
 (1) ADDRESS 493 22 1/2 Rd. GA DESCRIPTION OF WORK & INTENDED USE New Residents
 (1) TELEPHONE 256 7535 TYPE OF HOME PROPOSED:
 (2) APPLICANT Ivan Green Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS 993 19 Rd. Fruita _____ Manufactured Home (HUD)
 (2) TELEPHONE 858 9087 _____ 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-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 16 TRAFFIC 13 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).

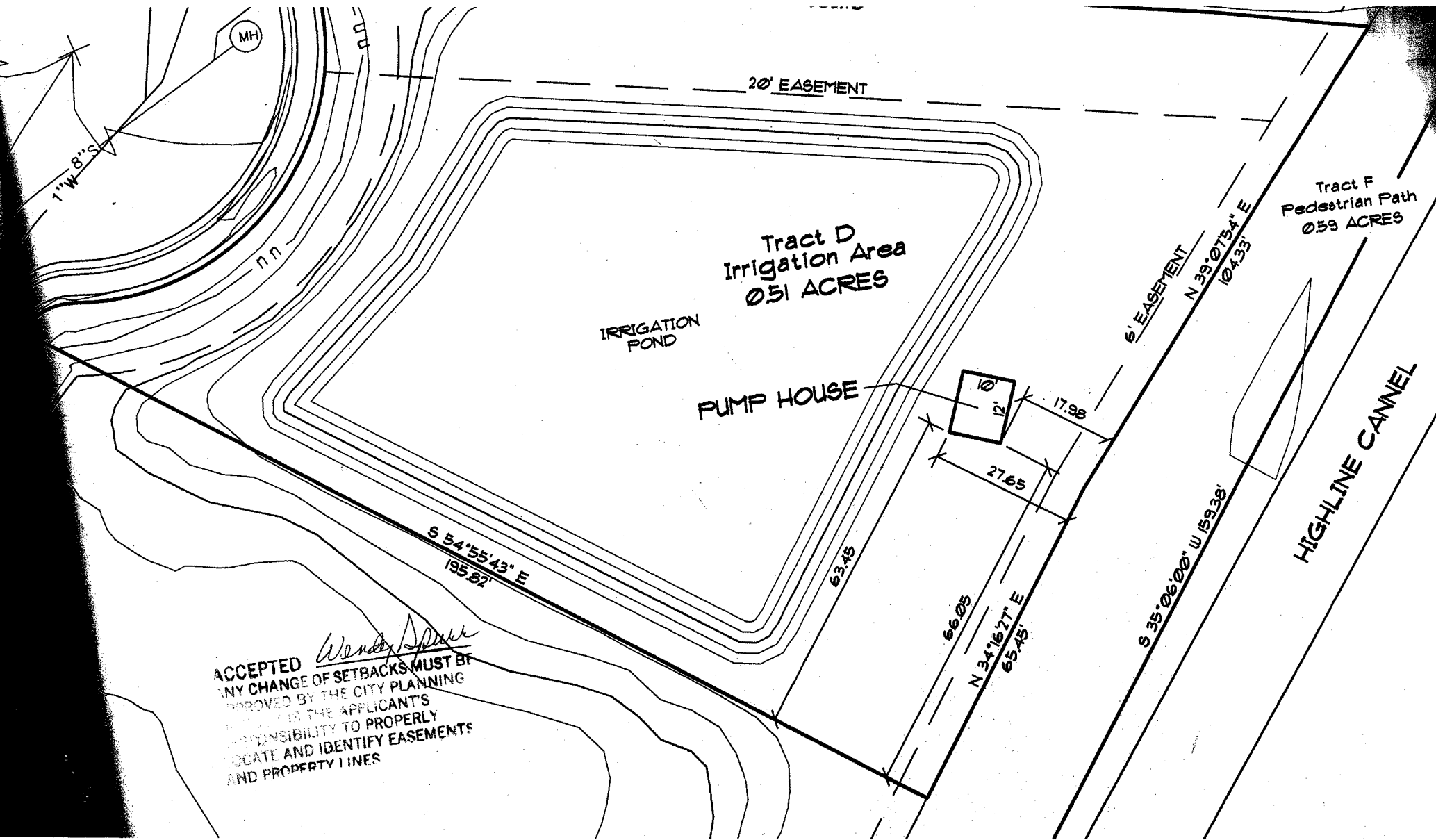
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Ivan Green Date 6-6-02
 Department Approval Dayleen Henderson Date 6-14-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15023</u>
Utility Accounting <u>[Signature]</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)



ACCEPTED *Wendy Spiller*
 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