

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

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

BLDG PERMIT NO. 84272



Your Bridge to a Better Community

14975-9462

BLDG ADDRESS: 2645 Chestnut Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1,152

TAX SCHEDULE NO. 2701-353-07-020 SQ. FT. OF EXISTING BLDGS 2,700

SUBDIVISION Rolling Acres TOTAL SQ. FT. OF EXISTING & PROPOSED 3,852

FILING _____ BLK _____ LOT 19

(1) OWNER John C KESTER JR NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) ADDRESS 2645 Chestnut Dr. NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

(1) TELEPHONE 970 234-6336 USE OF EXISTING BUILDINGS Home STORAGE GARAGE

(2) APPLICANT John KESTER DESCRIPTION OF WORK & INTENDED USE GARAGE

(2) ADDRESS 2645 Chestnut Dr. TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 970 234-6336

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-2 Maximum coverage of lot by structures 30%

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

Side 3' from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 10 TRAFFIC 17 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 [Signature] Date 4-23-02

Department Approval [Signature] Date 4/23/02

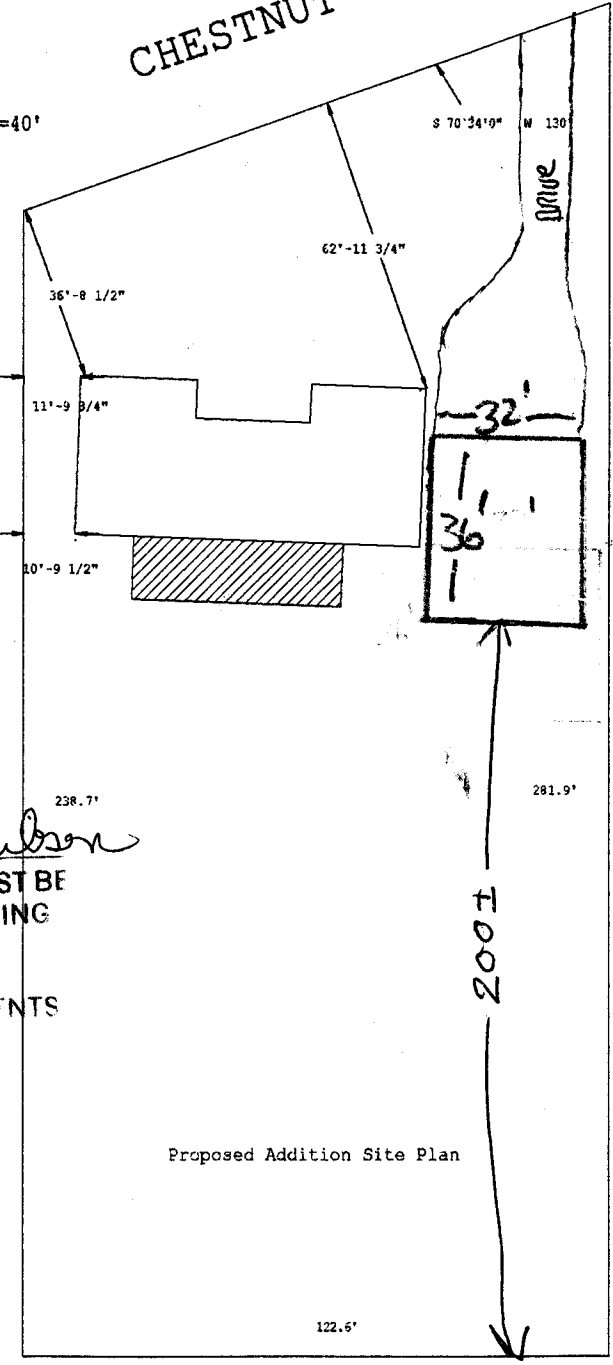
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>nochg.</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-23-02</u>		

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)

N
scale: 1'=40'

CHESTNUT



7'8" FROM LINE

NEW DETACHED GARAGE

4/23/02
ACCEPTED *Clare Wilson*
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

Proposed Addition Site Plan

122.5'