

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

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

BLDG PERMIT NO. 80564



Your Bridge to a Better Community

BLDG ADDRESS 755 Continental Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 320 <sup>sq</sup>

TAX SCHEDULE NO. 2701-351-37013 SQ. FT. OF EXISTING BLDGS 2836 <sup>sq</sup>

SUBDIVISION Canting Club Reg'ds TOTAL SQ. FT. OF EXISTING & PROPOSED 3156 <sup>sq</sup>

FILING 1 BLK 3 LOT 13

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) OWNER Christopher Cullbert

(1) ADDRESS 755 Continental Ct.

(1) TELEPHONE \_\_\_\_\_

USE OF EXISTING BUILDINGS Dwelling

(2) APPLICANT Thomasville Builders

DESCRIPTION OF WORK & INTENDED USE Room Addition

(2) ADDRESS P.O. Box 60175

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 986-0737

**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' / 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 15' / 3' from PL, Rear 30' / 5' from PL Parking Req'mt \_\_\_\_\_

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).

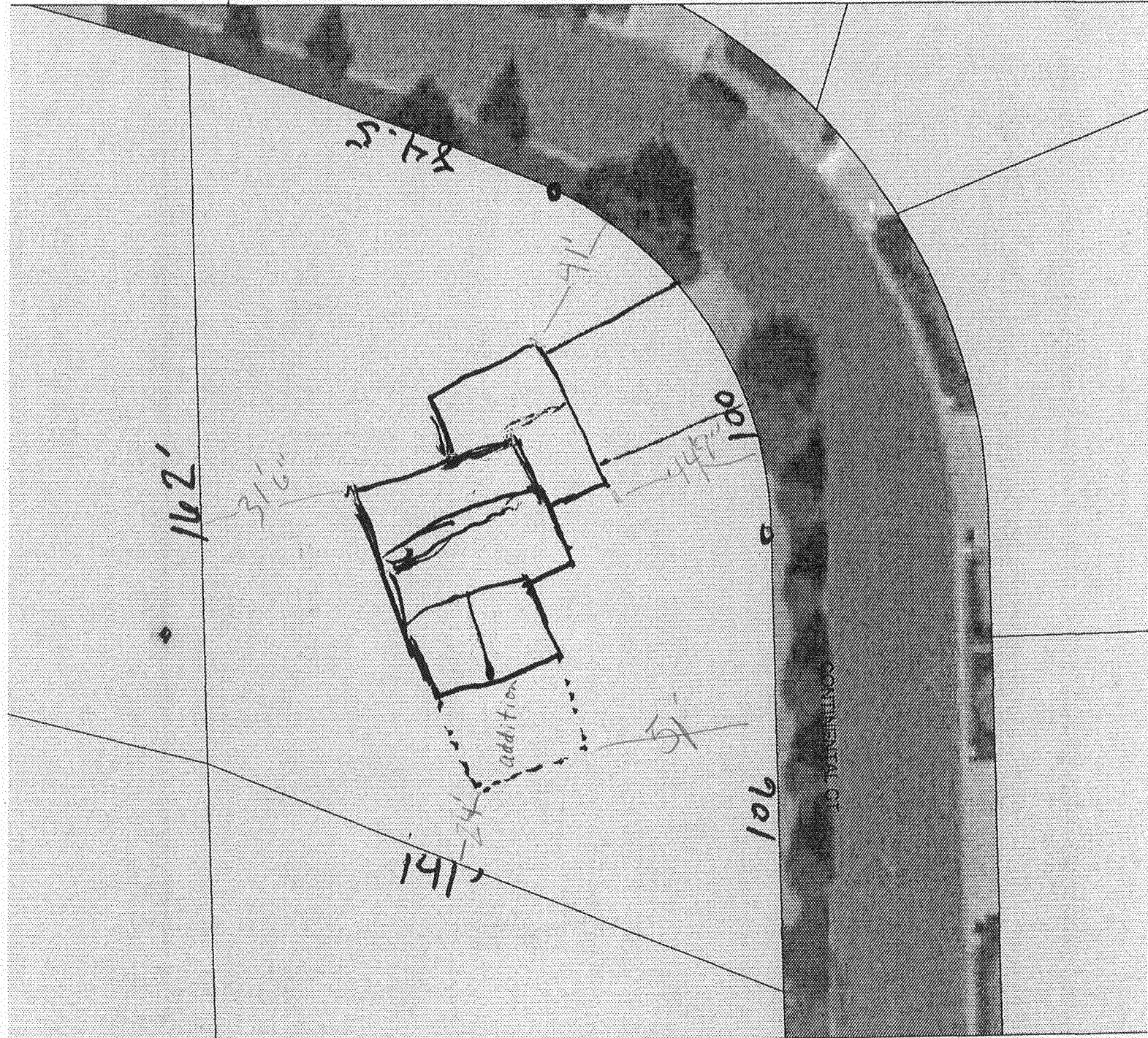
Applicant Signature \_\_\_\_\_ Date 12-12-02

Department Approval Dayleen Henderson Date 12-13-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>15 chg w</u>
Utility Accounting	<u>Marshall Cole</u>	Date	<u>12/13/02</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)



12-13-02 *Daylees Henderson*

**ACCEPTED**  
 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.

