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

BLDG PERMIT NO. 86546



Your Bridge to a Better Community

BLDG ADDRESS 2645 Cottonwood Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1,512'
TAX SCHEDULE NO. 2701-352-53-003 SQ. FT. OF EXISTING BLDGS 3,400'
SUBDIVISION Rolling Acres TOTAL SQ. FT. OF EXISTING & PROPOSED 4,912'
FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER Michael McGinnis NO. OF BUILDINGS ON PARCEL
Before: 1 After: 2 this Construction
(1) ADDRESS 2645 Cottonwood Dr. USE OF EXISTING BUILDINGS dwelling
(1) TELEPHONE (970) 245-9424 DESCRIPTION OF WORK & INTENDED USE garage
(2) APPLICANT Michael McGinnis TYPE OF HOME PROPOSED:
(2) ADDRESS 2645 Cottonwood Dr. _____ Site Built _____ Manufactured Home (UBC)
(2) TELEPHONE (970) 245-9424 _____ Manufactured Home (HUD)
_____ 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-2 Maximum coverage of lot by structures 30%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
or _____ from center of ROW, whichever is greater
Side 15' from PL, Rear 30' from PL Parking Req'mt 2
Maximum Height 35' Special Conditions _____
CENSUS _____ TRAFFIC _____ 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 Michael McGinnis Date 9-20-02
Department Approval Michelle Hagon Date 9-20-02

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>9/20/02</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)