

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

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

BLDG PERMIT NO. 86709



Your Bridge to a Better Community

BLDG ADDRESS 2650 DAKLIA DR SQ. FT. OF PROPOSED BLDGS/ADDITION 400  
 TAX SCHEDULE NO. 2945-022-09-003 SQ. FT. OF EXISTING BLDGS 2800  
 SUBDIVISION #1 NORTHFIELD ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED 2200

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

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

(1) OWNER RHONDA MCCLARY

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

(1) ADDRESS 2650 DAKLIA DR.

USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 970-242-0780

DESCRIPTION OF WORK & INTENDED USE Restroom

(2) APPLICANT SAME

TYPE OF HOME PROPOSED: Family Room + Kitchen

(2) ADDRESS \_\_\_\_\_

\_\_\_\_ Site Built \_\_\_\_ Manufactured Home (UBC)

(2) TELEPHONE \_\_\_\_\_

\_\_\_\_ 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-1

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 15' from PL, Rear 30' from PL

Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_

Special Conditions Will only have One Kitchen in the home.  
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 10-11-02

Department Approval [Signature]

Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15383</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/11/02</u>		

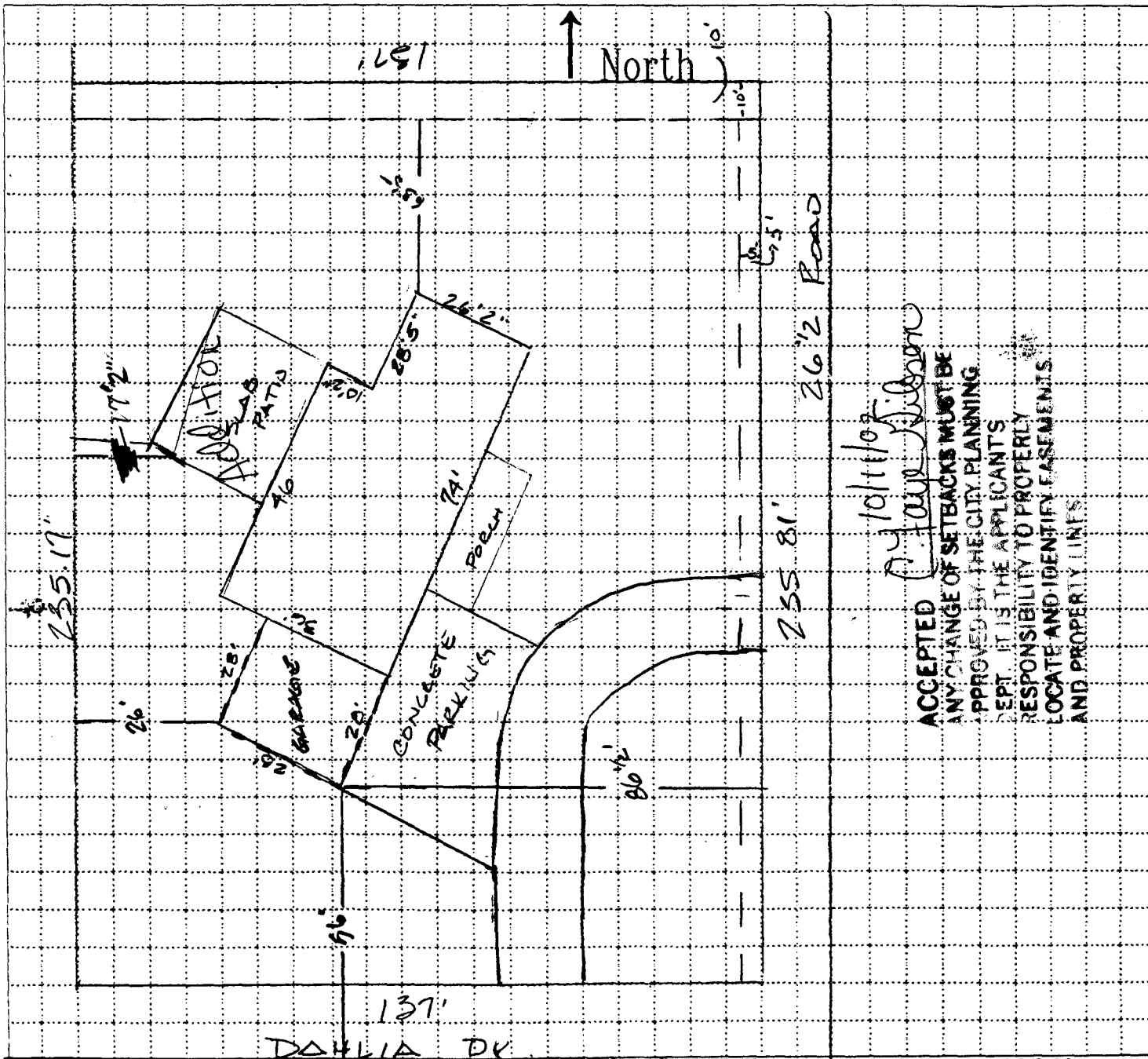
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**In the Space Below Please Neatly Draw a Site Plan Showing the Following:**

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.**



*Accepted by*  
*John Wilson*

**ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.**