

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 722 Estates Blvd.  
~~2570 E Rd~~  
 SQ. FT. OF PROPOSED BLDGS/ADDITION 80 ~~1~~

TAX SCHEDULE NO. 2701-344-00-191  
 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Estates  
 TOTAL SQ. FT. OF EXISTING & PROPOSED 80 ~~1~~

FILING \_\_\_\_\_ BLK 3 LOT Tract D  
 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER TAMA LLC  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2764 COMPASS DR. G.J.  
 USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE (970) 241-5623  
 DESCRIPTION OF WORK & INTENDED USE Pump house

(2) APPLICANT BRAD HARVELL  
 TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)

(2) ADDRESS P.O. Box 3648 G.J. Co.  
 \_\_\_\_\_ Manufactured Home (HUD)

(2) TELEPHONE (970) 234-0077  
 \_\_\_\_\_ 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 \_\_\_\_\_

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

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

Maximum Height 35' Special Conditions pumphouse is meeting setbacks

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 Brad Harvell Date 5-20-02

Department Approval C. Faye Jensen Date 6/3/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Tracy Shupe</u>		Date <u>4/3/02</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)