

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

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

BLDG PERMIT NO. 85860



Your Bridge to a Better Community

BLDG ADDRESS 2470 G. Road SQ. FT. OF PROPOSED BLDGS/ADDITION 1,920
 TAX SCHEDULE NO. 2701-334-11-072 SQ. FT. OF EXISTING BLDGS 1834
 SUBDIVISION Payton Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 3754
 FILING _____ BLK 8 LOT 2 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Edward E. & Janet L. Pifer NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction
 (1) ADDRESS 2470 G. Road USE OF EXISTING BUILDINGS Residential
CLASSIC CAR STORAGE
 (1) TELEPHONE 241-1695 DESCRIPTION OF WORK & INTENDED USE car storage
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ _____ 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 RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 25' 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 _____ 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).

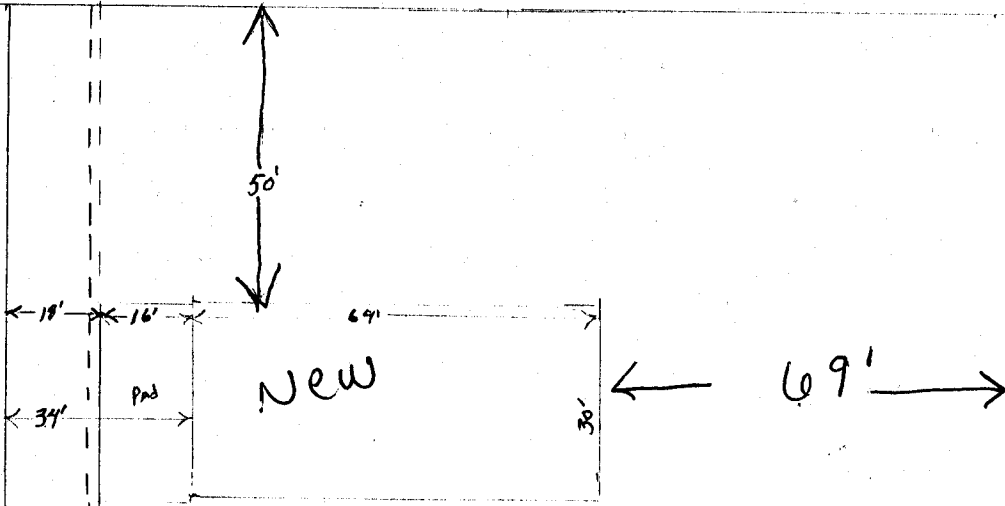
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Edward E. Pifer Date 8-14-02
 Department Approval C. Jaye Johnson Date 8/14/02

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>8/14/02</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)



8/14/02
 ACCEPTED *C. Faye 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

PROPERTY LINE

GRAVEL DRIVE

GRAVEL DRIVE

12' STORAGE BLDG

16' GARAGE

28' PATIO

16'

57'

PATIO

RV. PARKING GRAVEL

STRAWB

49'

PAD

Driveway

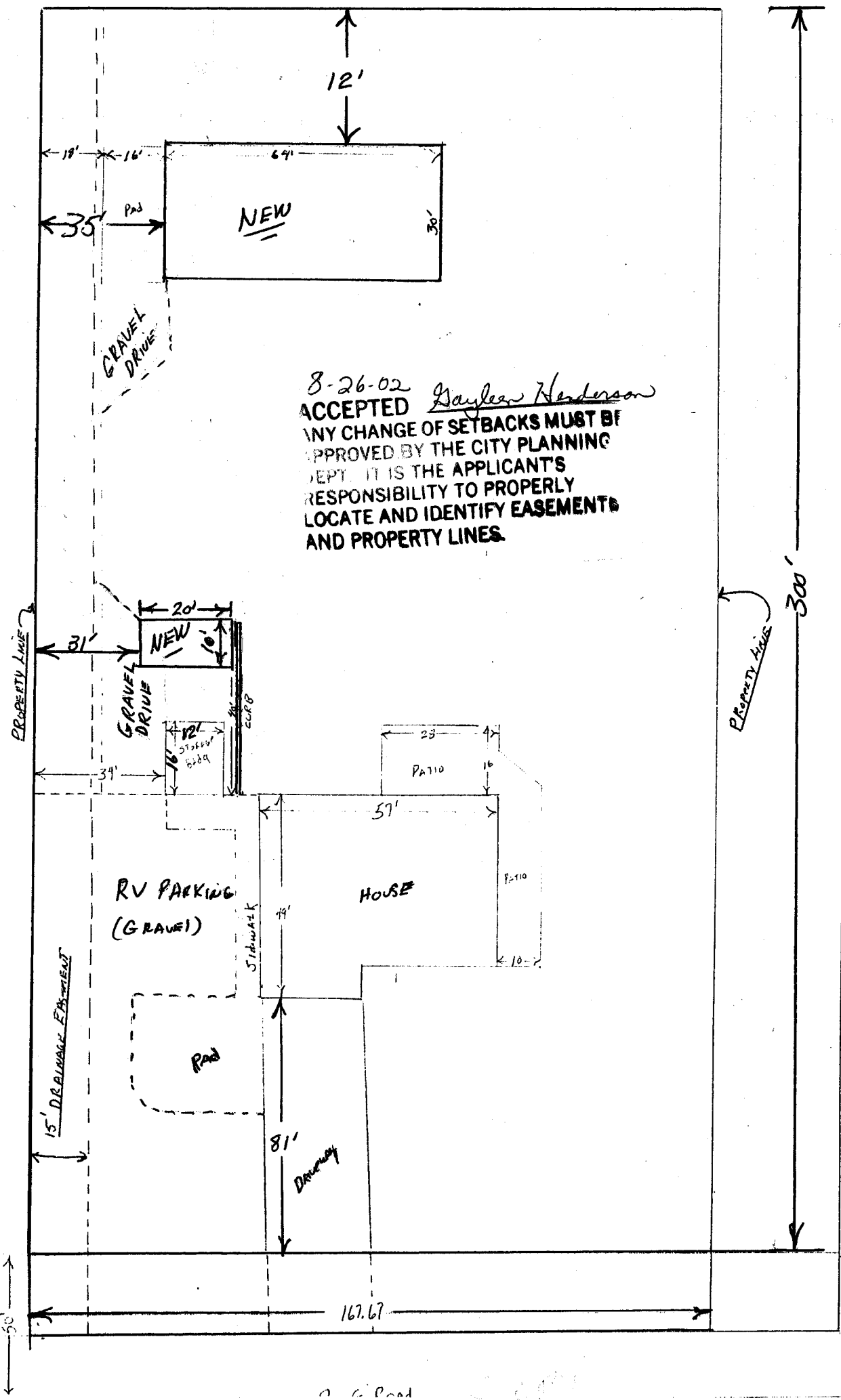
PROPERTY LINE

300'

15' DRAINAGE EASEMENT

112.67

20'



8-26-02 *Gaylean 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.