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TCP \$	—
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 85703



Your Bridge to a Better Community

PAYD

BLDG ADDRESS 2625 H Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 465
 TAX SCHEDULE NO. 2701-352-51-001 SQ. FT. OF EXISTING BLDGS 4850
 SUBDIVISION Sacconiano Minor TOTAL SQ. FT. OF EXISTING & PROPOSED 5315
 FILING _____ BLK _____ LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Dan Mundy NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS _____ USE OF EXISTING BUILDINGS Single Family Residence
 (1) TELEPHONE 255-1910 DESCRIPTION OF WORK & INTENDED USE Room Addition
 (2) APPLICANT Conquest Construction TYPE OF HOME PROPOSED:
 (2) ADDRESS 1111 S. 12th, G.W., Co 81501 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 243-1242 _____ 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 20%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 30' from PL Parking Req'mt _____
 Maximum Height 35' Special Conditions _____
 CENSUS 16 TRAFFIC 13 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 Cheryl Burnett Date 8-08-02
 Department Approval Antonia Castillo Date 8/9/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>C. Bensley</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)

H ROAD

LOCATION OF ADDITION

205'-9³/₁₆"

236'-9¹³/₁₆"

354'-9⁷/₈"

152'-10³/₈"

20' Drain Ditch Easement

2625 H ROAD

