

FEE \$	<u>0</u>
TCP \$	<u>0</u>
SIF \$	<u>0</u>

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

BLDG PERMIT NO. 84327



Your Bridge to a Better Community

Replans PC issued on 3/4/02

BLDG ADDRESS 2723 H rd SQ. FT. OF PROPOSED BLDGS/ADDITION 975
 TAX SCHEDULE NO. 2701-362-00-069 SQ. FT. OF EXISTING BLDGS 1056
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2031
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 4 After: 4 this Construction
 (1) OWNER Jim & Gail Redin
 (1) ADDRESS 2723 H rd USE OF EXISTING BUILDINGS Home & shops
 (1) TELEPHONE 243-3879 DESCRIPTION OF WORK & INTENDED USE Family room & bath
 (2) APPLICANT Bob Puckett TYPE OF HOME PROPOSED:
 (2) ADDRESS 274614 26rd Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 245-6870 _____ Other (please specify) addition

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 BSF-1 Maximum coverage of lot by structures 2070
 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 Void PC issued on 3/4/02
 CENSUS 16 TRAFFIC 15 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 Bob Puckett Date _____
 Department Approval C. Jay Rosen Date 4/30/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Lucy Stube</u>		Date <u>4/30/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

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

BLDG PERMIT NO. 83443



Your Bridge to a Better Community

BLDG ADDRESS 2723 H road SQ. FT. OF PROPOSED BLDGS/ADDITION 699

TAX SCHEDULE NO. 2701-362-00-069 SQ. FT. OF EXISTING BLDGS 1056

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1755

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 4 After: 4 this Construction

(1) OWNER Jim & Gail Redin

(1) ADDRESS 2723 H road

(1) TELEPHONE 243-3879

USE OF EXISTING BUILDINGS Home & shops

(2) APPLICANT Bob Puckett

DESCRIPTION OF WORK & INTENDED USE Family room & Bath

(2) ADDRESS 2714 E Yucatan cd

TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) Addition

(2) TELEPHONE 216-8391

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)
 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 35'

Special Conditions _____

CENSUS 14 TRAFFIC 15 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 Bob Puckett

Date 3-4-02

Department Approval C. Foye Johnson

Date 3/4/02

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>3/4/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

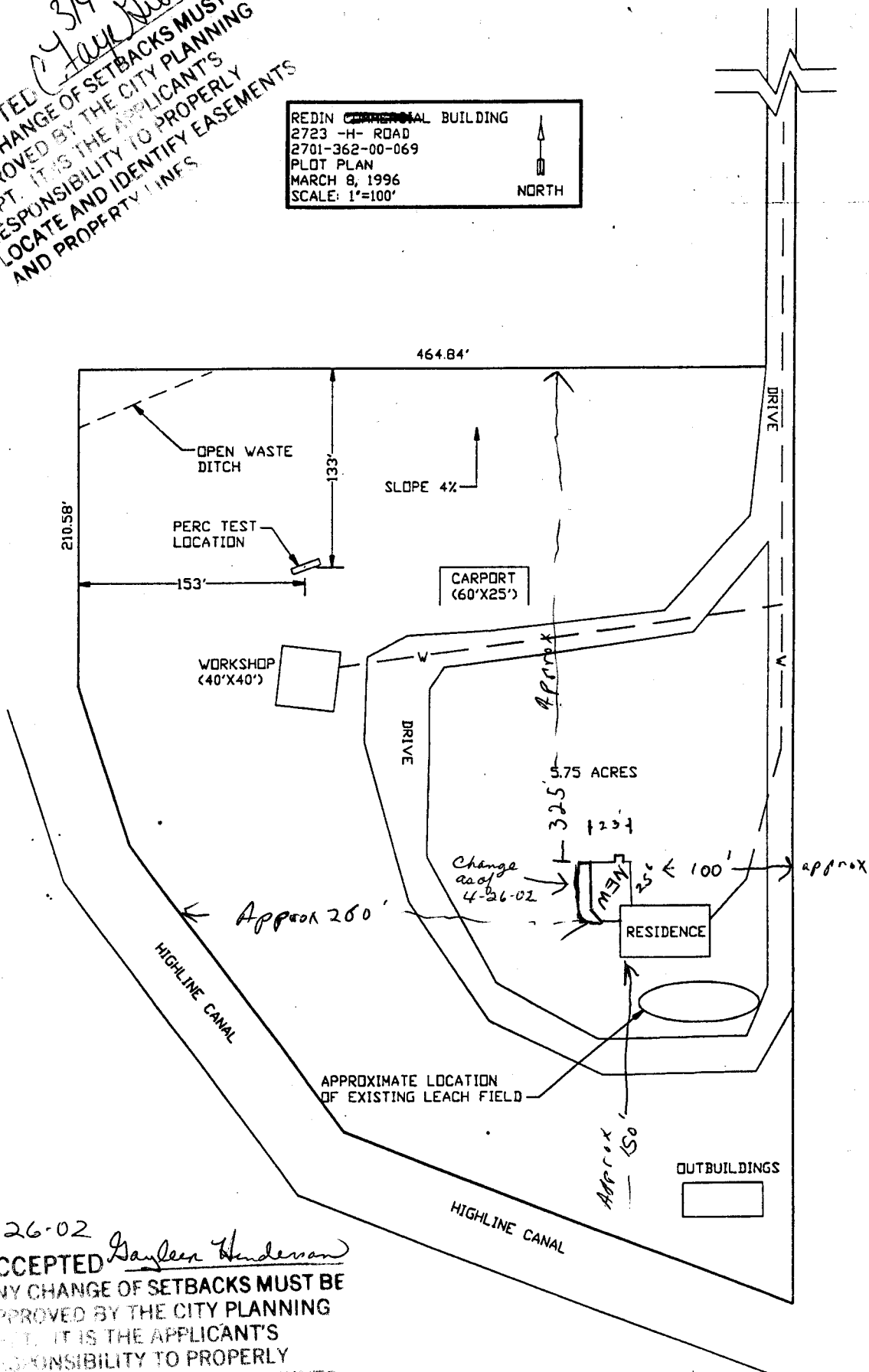
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *4/31/02*
Faye Nelson
 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

REDIN COMMERCIAL BUILDING
 2723 -H- ROAD
 2701-362-00-069
 PLOT PLAN
 MARCH 8, 1996
 SCALE: 1"=100'



-H- ROAD



4-26-02
 ACCEPTED *Gayleen Henderson*
 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.