

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 83385



Your Bridge to a Better Community

BLDG ADDRESS 2653 I Road SQ. FT. OF PROPOSED BLDGS/ADDITION 1544 house
528 garage

TAX SCHEDULE NO. 2701-261-00-702 (Prior) SQ. FT. OF EXISTING BLDGS NONE
 new parcel # not yet assigned by assessor's office

SUBDIVISION GRAND VISTA SUBDIVISION TOTAL SQ. FT. OF EXISTING & PROPOSED 2072

FILING 1 BLK ONE LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER PARMELE, SHIRLEY M NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 798 Josilyn Ct USE OF EXISTING BUILDINGS NONE

(1) TELEPHONE 245-4288 DESCRIPTION OF WORK & INTENDED USE construct single residence

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

(2) ADDRESS _____
 (2) TELEPHONE _____

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-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

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 Shirley Parmele Date 2.15.02

Department Approval D.H. Clay Johnson Date 2/27/02

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>14618</u>
Utility Accounting	<u>D. Oehlert</u>		Date <u>2/27/02</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)

LOT 5 BLOCK ONE

96.00

12' Irrigation Easement

Handwritten signature and scribbles

52



6' Privacy Fence

6' Privacy Fence

103.05

103.05

COVERED PATIO

Single Level House

38'

48'

10'

56'

Garage

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

Handwritten signature: Cheryl M. Brown

CONCRETE DRIVEWAY

22'

14' Utility Easement & Multi-Purpose Easement

96.00

I Road

41

91

2

2