

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 87504



Your Bridge to a Better Community

BLDG ADDRESS 2744 PARKWOOD DRIVE SQ. FT. OF PROPOSED BLDGS/ADDITION 360

TAX SCHEDULE NO. 2945-243-13-010 SQ. FT. OF EXISTING BLDGS 1980

SUBDIVISION Rock Cliff View TOTAL SQ. FT. OF EXISTING & PROPOSED 1980

FILING \_\_\_\_\_ BLK 2 LOT 10 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER RAWN TAKACS NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 2744 PARKWOOD DRIVE USE OF EXISTING BUILDINGS Res

(1) TELEPHONE 970 255 1083 DESCRIPTION OF WORK & INTENDED USE Media Room

(2) APPLICANT RAWN TAKACS TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2744 PARKWOOD DRIVE

(2) TELEPHONE 970 255 8875

**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-8 Maximum coverage of lot by structures 70%

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

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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).

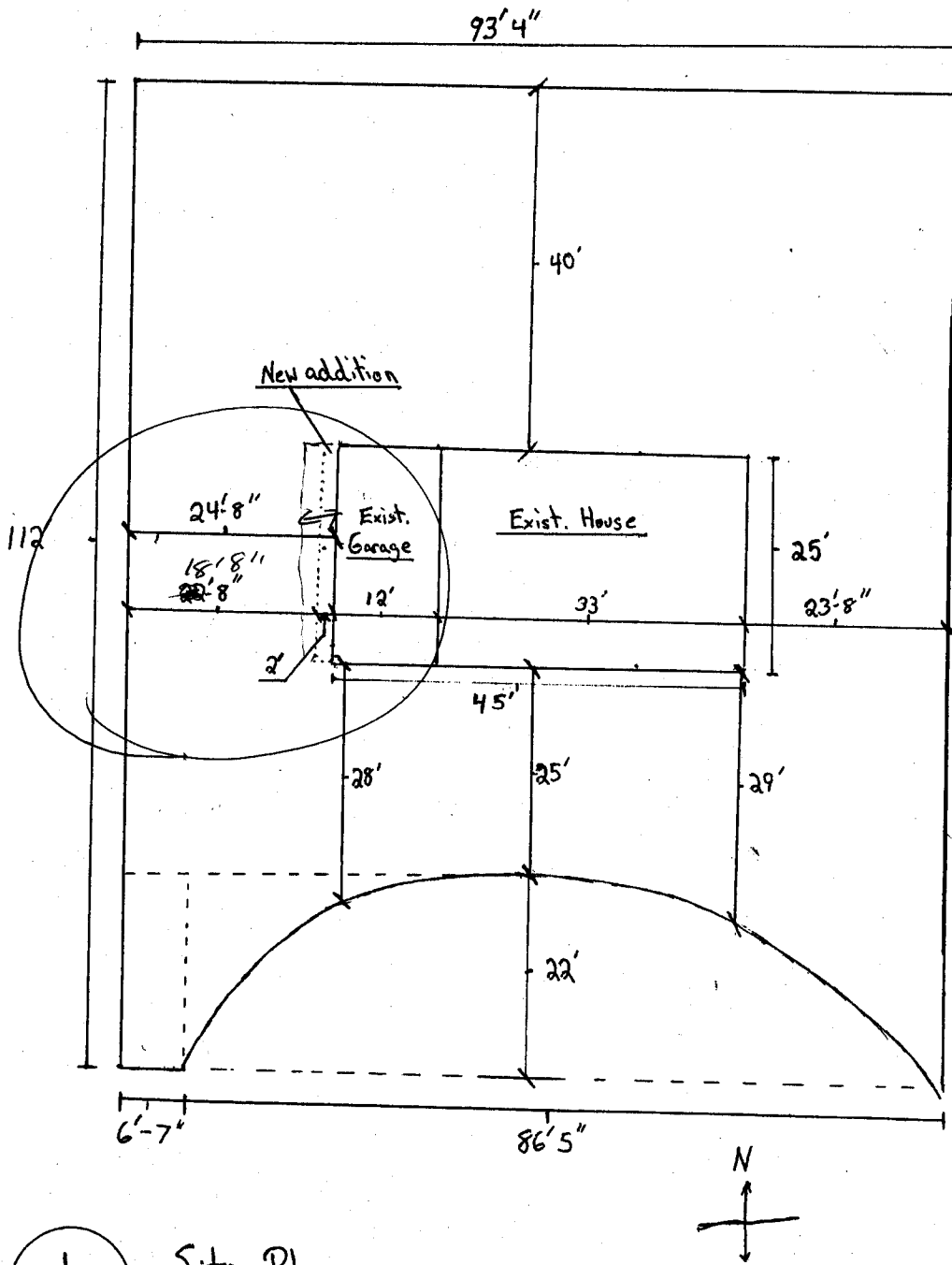
Applicant Signature [Signature] Date 12/19/02

Department Approval [Signature] Date 12/19/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. No dry in
Utility Accounting	<u>[Signature]</u>	Date	<u>12/19/02</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)



1 Site Plan  
 C 1/16" to Scale 1'

Revised on 1/7/03  
 Alisku Aragon

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

Alisku Aragon 12/19/02