

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

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

BLDG PERMIT NO. 86335



Your Bridge to a Better Community

BLDG ADDRESS 2710 Skyline DR SQ. FT. OF PROPOSED BLDGS/ADDITION 740

TAX SCHEDULE NO. 2701-362-20-005 SQ. FT. OF EXISTING BLDGS 1780

SUBDIVISION Skyline TOTAL SQ. FT. OF EXISTING-& PROPOSED 2520

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

(1) OWNER Tom/Cindy Burke NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 872 Coven Rd USE OF EXISTING BUILDINGS Residential

(1) TELEPHONE 243-0564 DESCRIPTION OF WORK & INTENDED USE Bedroom Add

(2) APPLICANT Tom Burke TYPE OF HOME PROPOSED:
 (2) ADDRESS 300 Main St #204 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 986-0411

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-2 Maximum coverage of lot by structures 30%

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 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 Tom Burke Date 9-23-02

Department Approval Gayle Henderson Date 9-23-02

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>No charges</u>
Utility Accounting <u>Marshall</u>	Date <u>9/23/02</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)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:
NO ATTACHMENTS WILL BE ACCEPTED.

1. An outline of the property lines with dimensions. []
2. An outline of the proposed structure with dotted lines and dimensions of the proposed structure. []
3. The distance from the proposed structure to the front, rear and side property lines (setbacks). []
4. All easements and rights-of-way on the property. []
5. All existing structures on the property. []
6. All streets adjacent to the property and street names. []
7. All existing and proposed driveways. []
8. Location of existing and/or proposed parking and number of spaces. []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.

