

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

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

BLDG PERMIT NO. 82835



Your Bridge to a Better Community

20159-12906
BLDG ADDRESS 2762 Sunshine LN SQ. FT. OF PROPOSED BLDGS/ADDITION 120

TAX SCHEDULE NO. 2945-251-04-017 SQ. FT. OF EXISTING BLDGS 2140

SUBDIVISION Towns TOTAL SQ. FT. OF EXISTING & PROPOSED 2260

FILING _____ BLK 2 LOT 17 NO. OF DWELLING UNITS:

(1) OWNER Jimmy Bonnell Before: _____ After: _____ this Construction

(1) ADDRESS 2762 Sunshine LN. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 2420268 Before: _____ After: _____ this Construction

(2) APPLICANT _____ USE OF EXISTING BUILDINGS _____

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE Add bath, Master bath

(2) TELEPHONE _____ TYPE OF HOME PROPOSED: Converting garage into living area

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- 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 RMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES N/A NO _____

or _____ from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL, Rear 10' from PL Special Conditions _____

Maximum Height 35' CENSUS 13 TRAFFIC 80 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 Jimmy Bonnell Date 01/07/02

Department Approval C. Jaye Jensen Date 1/7/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	with existing SWR
Utility Accounting	<u>Kate Elsbury</u>	Date	<u>1/1/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-2C Grand Junction Zoning & Development Code)

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

