

FEE \$	10.00
TCP \$	500 -
SIF \$	292 -

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 82993



Your Bridge to a Better Community

BLDG ADDRESS 9 12<sup>th</sup> Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1707

TAX SCHEDULE NO. 2701-354-62-009 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Twelfth Court TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK 1 LOT 9 NO. OF DWELLING UNITS

(1) OWNER Garrison/Sixbey Before: 0 After: 1 this Construction

(1) ADDRESS 1420 Motor St. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 241-5164 Before: 0 After: 1 this Construction

(2) APPLICANT Merritt Construction USE OF EXISTING BUILDINGS N/A TB

(2) ADDRESS 1420 Motor St. DESCRIPTION OF WORK & INTENDED USE New home

(2) TELEPHONE 241-5164 TYPE OF HOME PROPOSED:

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 RSF-4 Maximum coverage of lot by structures 5090

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 10 TRAFFIC 17 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 1-23-02

Department Approval [Signature] Date 1/25/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14528</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/25/02</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)

