

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. None



Your Bridge to a Better Community

71853-40561

BLDG ADDRESS 2898 Benito SQ. FT. OF PROPOSED BLDGS/ADDITION 180

TAX SCHEDULE NO. 2943-0104-37-003 SQ. FT. OF EXISTING BLDGS 1474

SUBDIVISION Indian Wash TOTAL SQ. FT. OF EXISTING & PROPOSED 1654

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER Grace Homes (Darter)

NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 786 Valley Court

USE OF EXISTING BUILDINGS Home

(1) TELEPHONE (970) 523-5555

DESCRIPTION OF WORK & INTENDED USE Back Patio

(2) APPLICANT Darwin Scott

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 PD

Maximum coverage of lot by structures 3590

SETBACKS: Front 30' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 10' from PL, Rear 15' from PL

Parking Req'mt _____

Maximum Height _____

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 Darwin Scott

Date 2/10/03

Department Approval C. Jay Gibson

Date 2/10/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Patio</u>
Utility Accounting <u>Beth K. Aronson</u>		Date	<u>2/10/03</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)

ST LINE

FUTURE IMPROVEMENTS
TO 29 ROAD

5' L.S. EASEMENT
W/ 6" FENCE

5' L.S. EASEMENT
W/ 6" FENCE

LOT 2

LOT 3

SCALE 1=20

10' (TYP)

71.53'

LOT 2

23.26'

20.66'

15' (TYP)

20.57'

116.37'

29.01'

40'-5 8" 3 4"

72.55'

88.55'

2898
BONITO
CIR

DRIVE OR
ALL
4/13/02

L=57.14'

53'-1 8"

1'-8"

6'

3'-6"

25'-6"

69.80'

21'-10"

GARAGE SETBACK 56.00'
HOUSE SETBACK 20'

(TYP)

BONITO
CIRCLE

44' 14' MULTI-PURPOSE
EASEMENT

EGCT

29.01'

29.34'

25.82'

47'

20.58'

14'

8" W

3+00

EGCT

14'

MULTI-PURPOSE
EASEMENT

28.30'

8" PVC W
ACCEPTED BY: *[Signature]*

DATE: *[Signature]*

ACCEPTED *[Signature]*
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.

TRACT B
HOA

2/10/03