

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 91224



Your Bridge to a Better Community

81428-16553

BLDG ADDRESS 2926 D<sup>1</sup>/<sub>2</sub> RD. GRAND JCT. CO <sup>81524</sup> SQ. FT. OF PROPOSED BLDGS/ADDITION 2085

TAX SCHEDULE NO. 2943-172-00-258 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 2085

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:

(1) OWNER THOMAS O. + BETTY M. CLOWARD Before: 1 After: 1 this Construction

(1) ADDRESS RT.1 Box 2854 ROOSEVELT UT. 84066 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE (435) 722-3554 Before: 2 After: 1 this Construction

(2) APPLICANT HOMES FOR AMERICA USE OF EXISTING BUILDINGS \_\_\_\_\_

(2) ADDRESS 2504 Hwy 6+50 GRAND JCT 81505 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RESIDENCE

(2) TELEPHONE (970) 255-8966 TYPE OF HOME PROPOSED:

**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 50%

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions Replacing old home

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

C

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 Beth Higgins

Date 9-8-03

Department Approval C. Faye Wilson

Date 9/8/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/CN# <u>existing</u>
Utility Accounting	<u>Patricia Krouner</u>		Date <u>9-8-03</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)

**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**. .... [✓]
9. Location of streams and/or **drainages**. .... [✓]

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

