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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | / |
| SIF \$ | / |

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 14749-9314 2714 F 1/2 ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 1200

TAX SCHEDULE NO. 2945-012-05-006 SQ. FT. OF EXISTING BLDGS 1914

SUBDIVISION ONAN TOTAL SQ. FT. OF EXISTING & PROPOSED 3,114

FILING _____ BLK _____ LOT _____

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

NO. OF BUILDINGS ON PARCEL
 Before: 4 After: 5 this Construction

(1) OWNER DALE A REES

(1) ADDRESS 2714 F 1/2 RD GRAND JCT

(1) TELEPHONE 970-242-7451

(2) APPLICANT DALE A. REES

(2) ADDRESS 2714 F 1/2 Rd GRAND JCT

(2) TELEPHONE 970-242-7451

USE OF EXISTING BUILDINGS HOME + STORAGE SHEDS

DESCRIPTION OF WORK & INTENDED USE 2 CAR GARAGE

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) GARAGE

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 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater

Side 7/3 from PL, Rear 25/5 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).

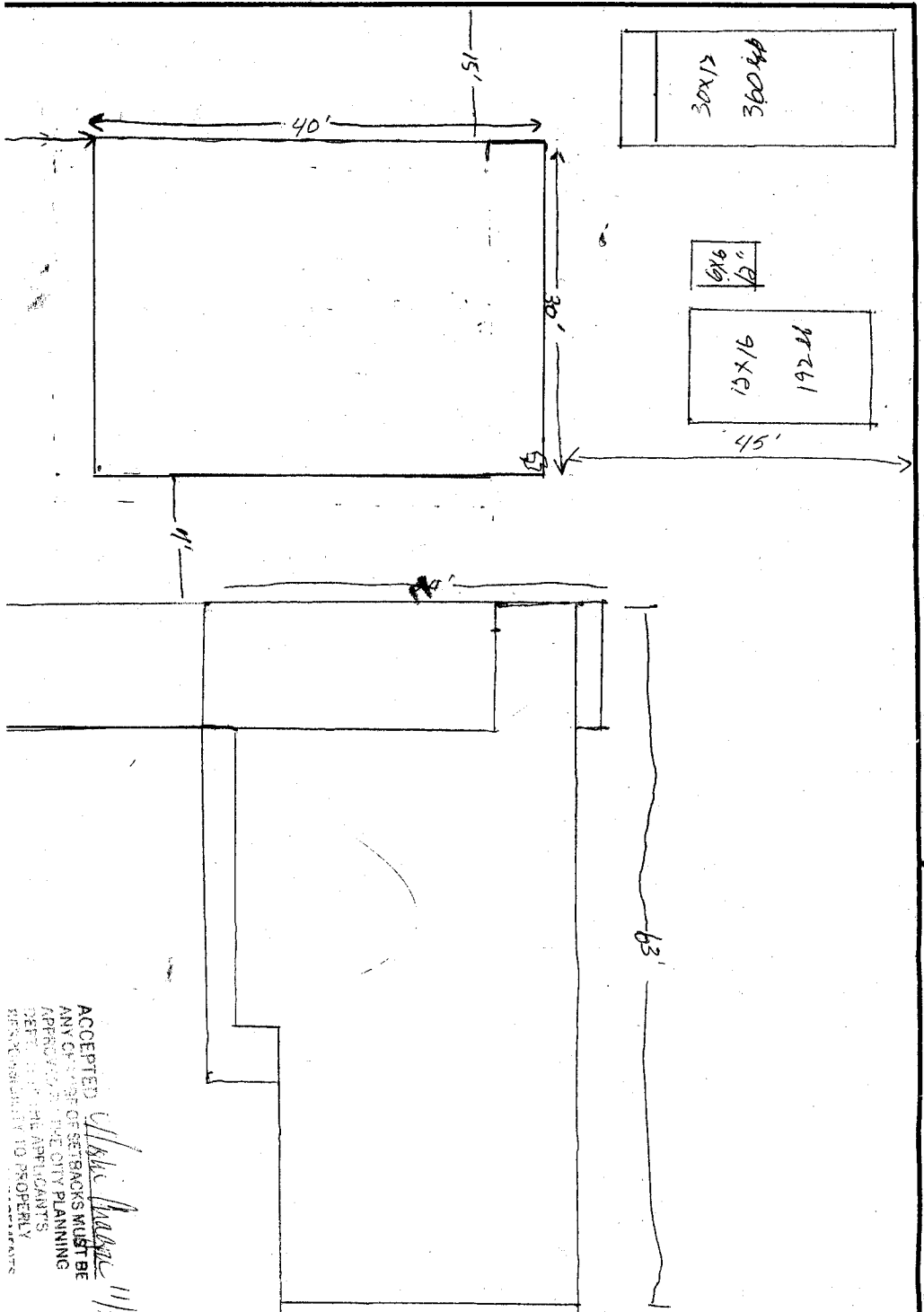
Applicant Signature Dale A Rees Date 11-3-03

Department Approval Wishu Anagn Date 11/3/03

| | | | |
|--|--------------------|----|-----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>NOCHYU</u> |
| Utility Accounting | <u>[Signature]</u> | | Date <u>11/3/03</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)



ACCEPTED *Chick Moore* 11/3/05
 ANY CHANGES OR SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 REPRESENTATIVE IS RESPONSIBLE TO PROPERLY
 MAINTAIN THE PROPERTY.