

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 87991



Your Bridge to a Better Community

BLDG ADDRESS 2688 G ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 720
TAX SCHEDULE NO. 2701-354-00=080 SQ. FT. OF EXISTING BLDGS 3500 sqft
SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 4220 sqft
FILING _____ BLK _____ LOT _____
NO. OF DWELLING UNITS:
Before: 1 After: 2 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 1 After: 2 this Construction
(1) OWNER Fran Simpson
(1) ADDRESS 2688 G ROAD USE OF EXISTING BUILDINGS Residence
(1) TELEPHONE 242-7157
(2) APPLICANT TOLMAN BUILDERS DESCRIPTION OF WORK & INTENDED USE Addition including 1 bedroom, 1 bathroom + 1 office
(2) ADDRESS 2664 Paradise DR TYPE OF HOME PROPOSED:
(2) TELEPHONE 245-3166 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 50%
SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO _____
or _____ from center of ROW, whichever is greater
Side 3' from PL, Rear 5' from PL Parking Req'mt 2
Maximum Height 35 Special Conditions NO Kitchen
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 John Tolman Date 2-4-03
Department Approval Gayleen Henderson Date 2-4-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>Tony Schaefer</u>		Date <u>2/4/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

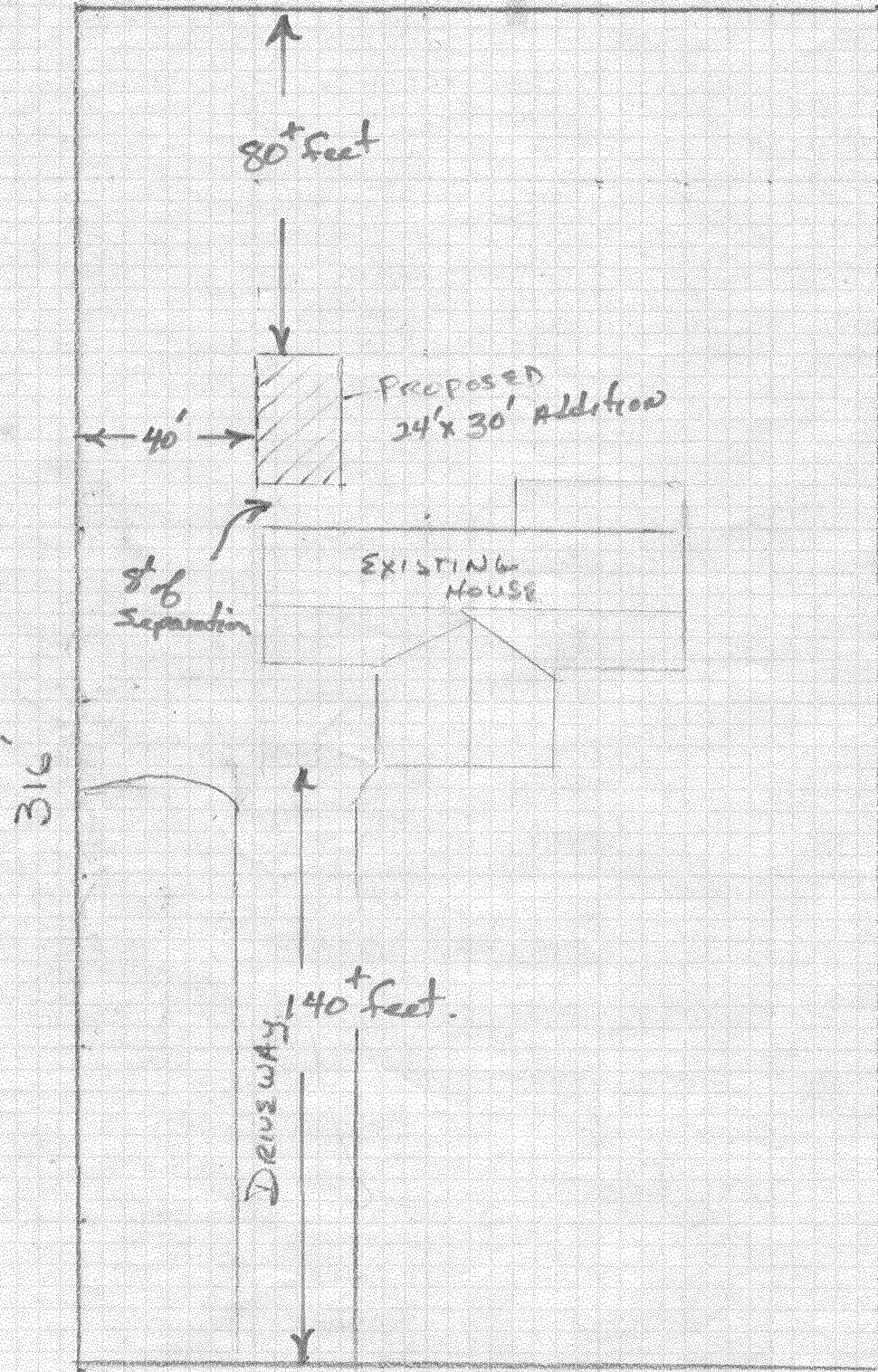
SIMPSON PLOT
PLAN

2685 G Rd.

(IE - Proposed - 720 sqft Addition)

SCALE 1" = 40'

188'



2-4-03
Joyleen Anderson
ACCEPTED
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

G-ROAD