

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 890164



Your Bridge to a Better Community

BLDG ADDRESS 630 SPARN CT SQ. FT. OF PROPOSED BLDGS/ADDITION 360 - GARAGE  
 TAX SCHEDULE NO. 2943-064-03-002 SQ. FT. OF EXISTING BLDGS 1526 + GARAGE  
 SUBDIVISION DARLA JEAN TOTAL SQ. FT. OF EXISTING & PROPOSED 2286  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER RICHARD T. WATSON NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 630 SPARN CT USE OF EXISTING BUILDINGS Home  
 (1) TELEPHONE 970 255-1672 DESCRIPTION OF WORK & INTENDED USE ADD NEW GARAGE  
 (2) APPLICANT RICHARD T. WATSON TYPE OF HOME PROPOSED:  
 (2) ADDRESS 630 SPARN CT  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 970 255-1672 \_\_\_\_\_ 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 Rmf-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 25' 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 [Signature] Date 4-15-03  
 Department Approval [Signature] Date 4/15/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHG IN CR</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/15/03</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)

4/15/03  
 ACCEPTED *C. Faye Olson*  
 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.

FENCE LINE  
 (ASSUMED PROPERTY  
 LINE)

29 ROAD

