

FEE \$	10.00
TCP \$	1,000
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2056 Baseline RD SQ. FT. OF PROPOSED BLDGS/ADDITION 2440

TAX SCHEDULE NO. 2947-151-51008 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 10 BLK 2 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Norm McClelland NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 964 N RD USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 858-1291 DESCRIPTION OF WORK & INTENDED USE New House

(2) APPLICANT SAME TYPE OF HOME PROPOSED:

(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE _____ _____ 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 PD

Maximum coverage of lot by structures 35%

SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 10' from PL, Rear 20' from PL

Parking Req't 2
 Special Conditions Site & Structure Specific geotechnical investigation, observation needs to be done by Lic. Eng.
 CENSUS A TRAFFIC _____ ANNEX _____

Maximum Height 32'

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).

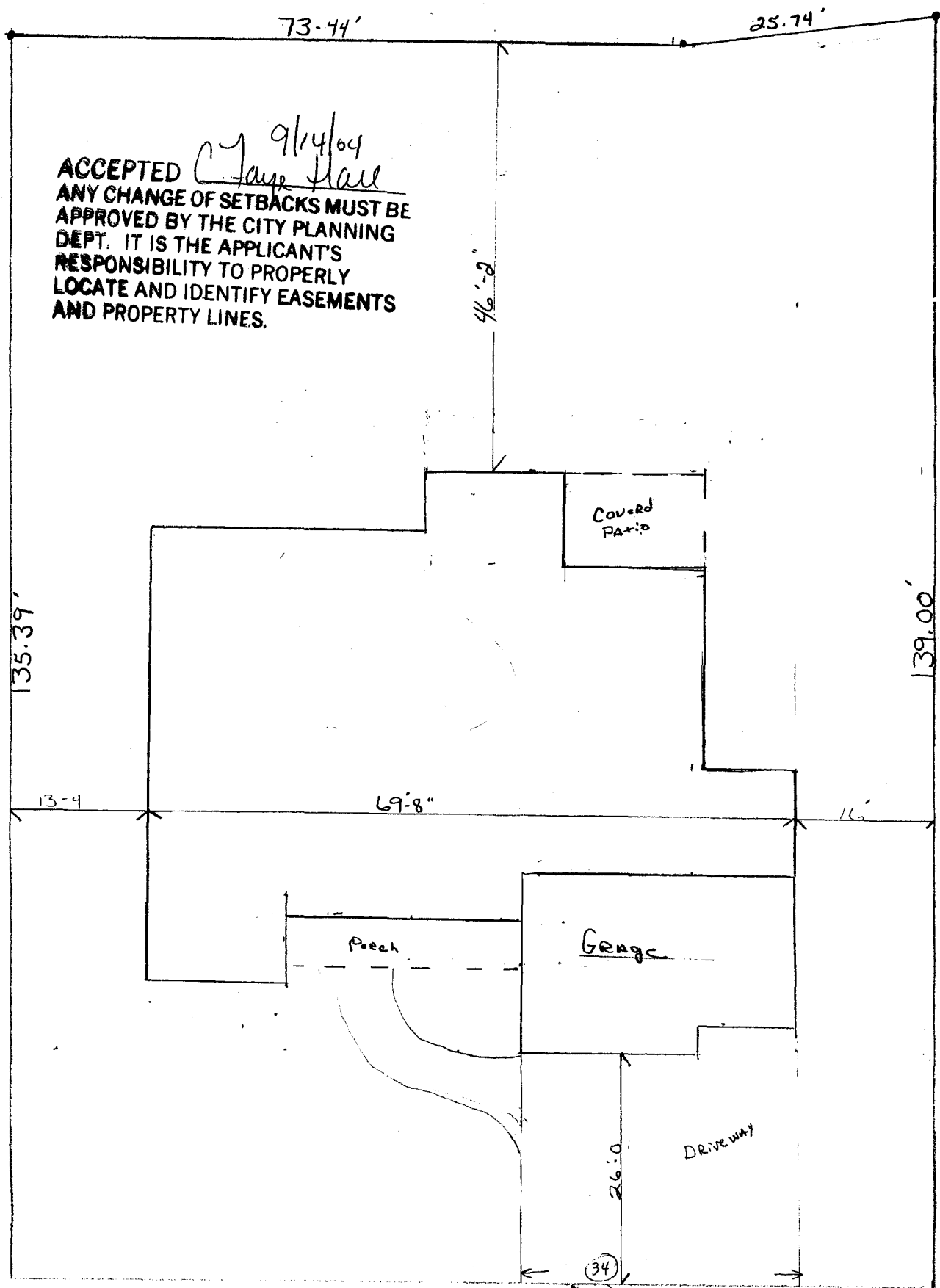
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Norm McClelland Date _____

Department Approval NA - Jaye Hall Date 9/14/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17600</u>
Utility Accounting	<u>(Signature)</u>	Date	<u>9/14/04</u>

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



ACCEPTED *Cy 9/14/04*
Jays Hall
 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.

2056 Baseline R.D. Lot 8 Block 2 FILING 10
33' MAX
9/10/04