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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

29305-19627

BLDG ADDRESS 2979 Bret Dr. SQ. FT. OF PROPOSED BLDGS ADDITION 1039 #

TAX SCHEDULE NO. 2943-051-49-016 SQ. FT. OF EXISTING BLDGS 1235 #

SUBDIVISION Brookwood Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 2274 #

FILING _____ BLK 3 LOT 16 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER ROB & KAREN ANDERSON NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2979 Bret Dr. USE OF EXISTING BUILDINGS Resident

(1) TELEPHONE 970 245 9266 DESCRIPTION OF WORK & INTENDED USE Addition to Res.

(2) APPLICANT Taylor Const. TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2359 Monument Dr.

(2) TELEPHONE 970-201-7757

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 _____

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

Side 15' from next structure from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 5' from property line Special Conditions _____

CENSUS D 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 11/3/04

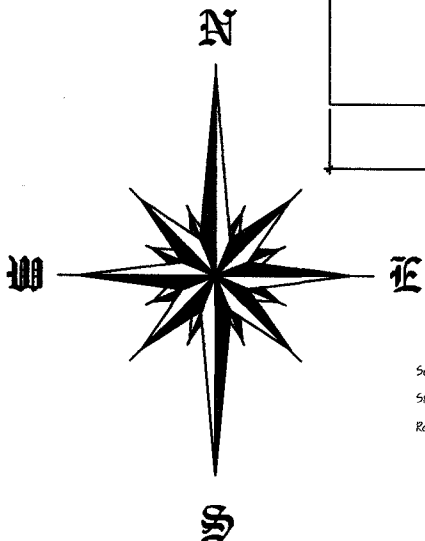
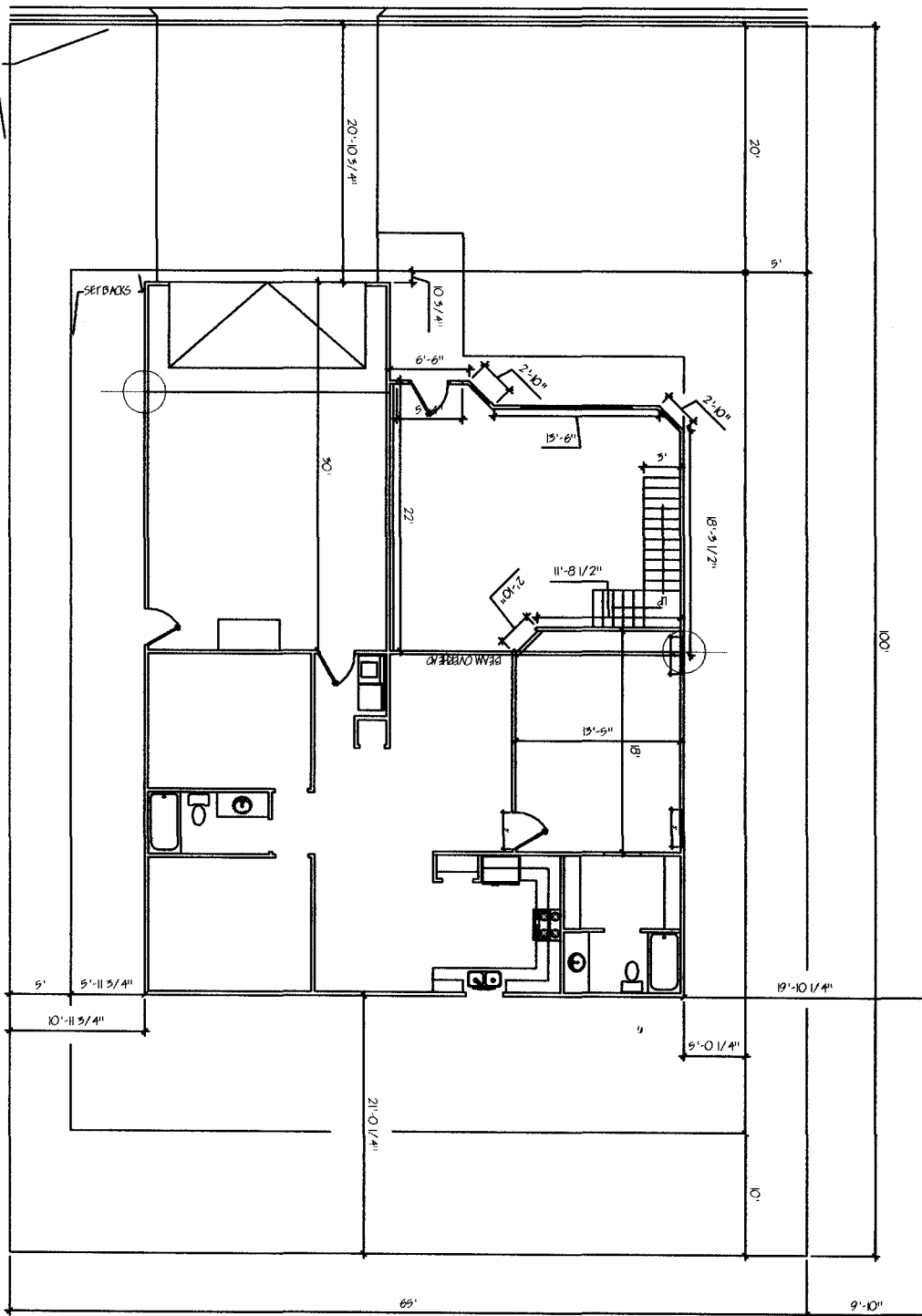
Department Approval [Signature] Date 1/22/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>1-22-04</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)

PROPERTY LINE



Plot Area

Set backs along public right of way: Minimum of 20 feet from property line.

Side yard set backs: Minimum of 15 feet between all structures on adjacent lots with no less than 5 feet from each side property line.

Rear yard set backs: Minimum of 10 feet from rear property line.

ACCEPTED *Alshi Prager* 1-22-04
 ANY CHANGES OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.