

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____



Building Address 2648 Chestnut Dr.
Parcel No. 2701-353-07-018
Subdivision Rolling Acres
Filing _____ Block _____ Lot 1

No. of Existing Bldgs 0 Proposed 1
Sq. Ft. of Existing Bldgs 0 Proposed House 2600 Garage 1008
Sq. Ft. of Lot / Parcel .44 Ac 19,1660
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 600 ID Apply

OWNER INFORMATION:

Name PARKERSON, LEON B & FLORAM.
Address 2910 ORCHARD AVE
City / State / Zip GRAND JCT, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name same
Address (cell 216-7623 Janet)
City / State / Zip _____
Telephone 241-3030

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 <u>RSF-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15'/3'</u> from PL Rear <u>30'/5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Fire Dept review not necessary - per Hank Masterson</u>
Voting District <u>"B"</u> Driveway Location Approval <u>W</u> (Engineer's Initials)	

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).

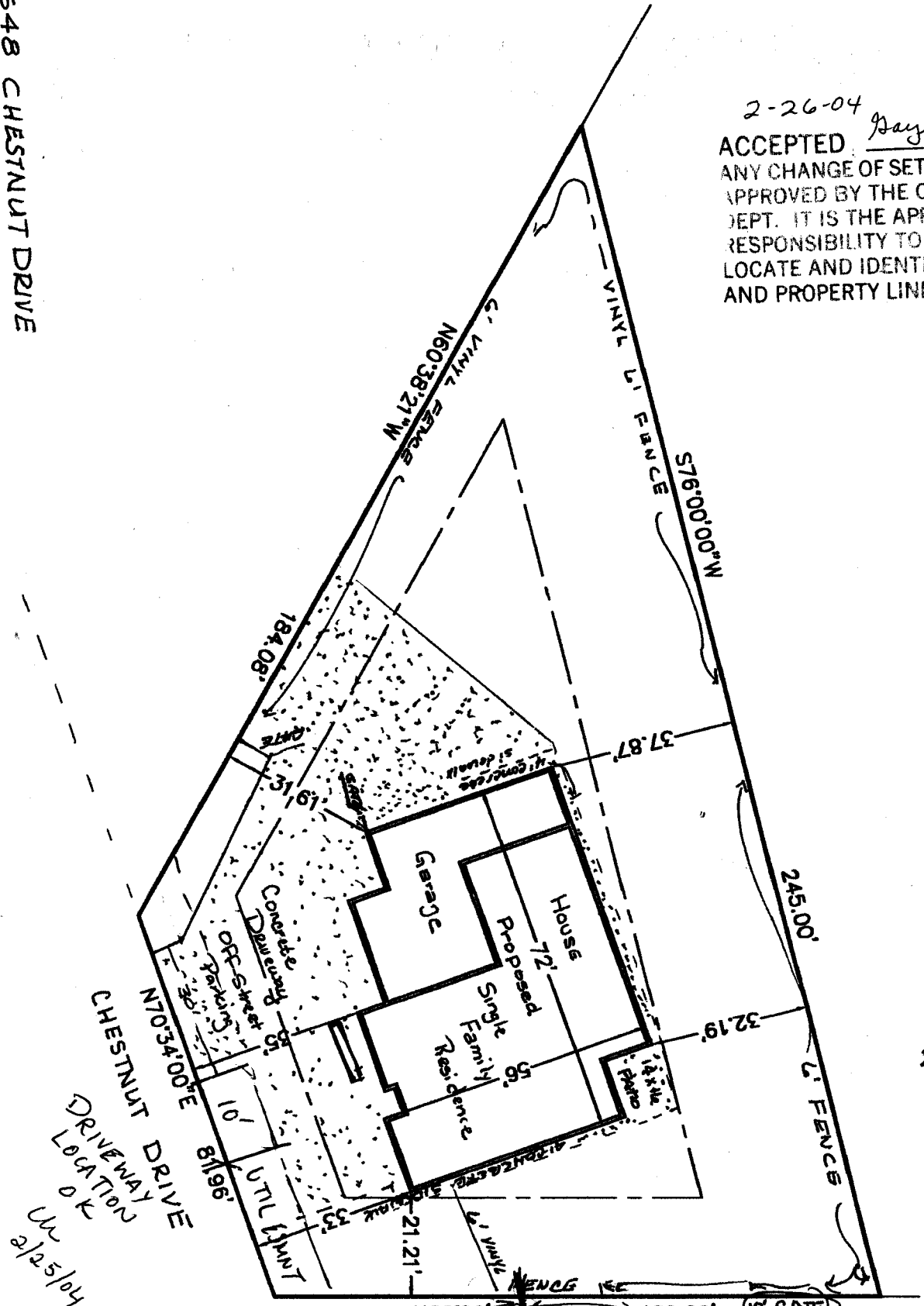
Applicant Signature Leon Parkerson Date 2-25-04
Department Approval Dayleen Henderson Date 2-26-04

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>17934</u>
Utility Accounting <u>Q Knouel</u>	Date <u>2/26/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2648 CHESTNUT DRIVE
 TRX S#:#: 2701-353-07-018
 LOT 1 ROLLING ACRES

2-26-04
 ACCEPTED Dayleen Henderson
 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.



DRIVEWAY LOCATION OK
 Uw 2/25/04

50' MIN
 26 1/2 ROAD

FENCE MUST BE 50' BACK OF PROP LINE

~~NO ACCESS ON 26 1/2 RD~~