

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO.



Your Bridge to a Better Community

79790-45210  
 BLDG ADDRESS 2593 G Rd

SQ. FT. OF PROPOSED BLDGS/ADDITION 2148

TAX SCHEDULE NO. 2945-031-00-013

SQ. FT. OF EXISTING BLDGS 1010+220 1230

SUBDIVISION \_\_\_\_\_

TOTAL SQ. FT. OF EXISTING & PROPOSED 3258

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Todd A Rowell

NO. OF BUILDINGS ON PARCEL  
 Before: 4 After: 2 this Construction

(1) ADDRESS 2593 G Rd

USE OF EXISTING BUILDINGS Two sheds will be removed & replaced by garage.

(1) TELEPHONE 216-4987

DESCRIPTION OF WORK & INTENDED USE Garage, Living area 1 1/2 Baths

(2) APPLICANT Todd A Rowell

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2593 G Rd

(2) TELEPHONE 216-4987

**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-1

Maximum coverage of lot by structures 2090

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 15' from PL, Rear 30' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions Existing home is not meeting setbacks, but addition is.  
 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 02-20-04 [Signature]

Department Approval H. C. Fay Hall

Date 2/23/04 [Signature]

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>extra garage</u>
Utility Accounting	<u>Donover</u>	Date	<u>2/23/04</u> <u>Still Single</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)

Plot  
Plan  
2573 G-Rd

N ↓

317.6'

474'

18'6"

Addition

Existing  
Residence

13'8"

87'

driveway

ACCEPTED C. Faye Hall 2/23/04  
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.

30' Access for County Road