

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 X 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. Faye Hall

Date 2/23/04 [Signature]

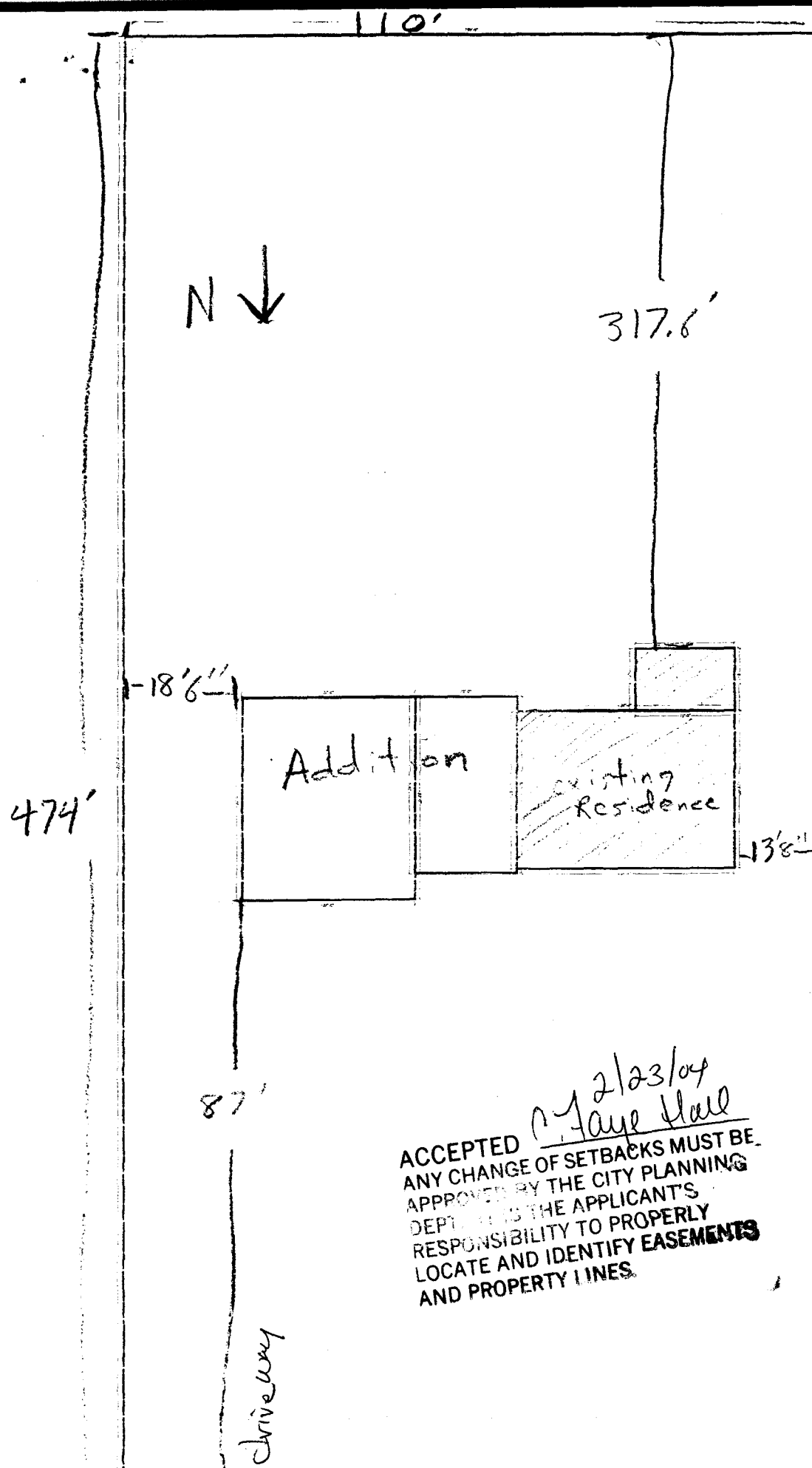
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. extra

Utility Accounting [Signature] Date 2/23/04 Still Single

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  
2593 G Rd



2/23/04  
*P. Faye Hall*  
ACCEPTED  
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.