

FEE \$ <u>10.00</u>
TCP \$ _____
SIF \$ _____

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 2706 H Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 960

TAX SCHEDULE NO. 2701-253-00-250 SQ. FT. OF EXISTING BLDGS 2600

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 2560

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

NO. OF DWELLING UNITS:  
 Before: 1 After: 2 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) OWNER J. Wiquitow

(1) ADDRESS 2706 H Rd.

(1) TELEPHONE 241-6465

USE OF EXISTING BUILDINGS home

(2) APPLICANT same

DESCRIPTION OF WORK & INTENDED USE new garage

(2) ADDRESS \_\_\_\_\_

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

(2) TELEPHONE \_\_\_\_\_

**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 20%

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

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

Side 3' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions \_\_\_\_\_

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]  
 Department Approval [Signature]

Date 04-02-04  
 Date 4/2/04

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

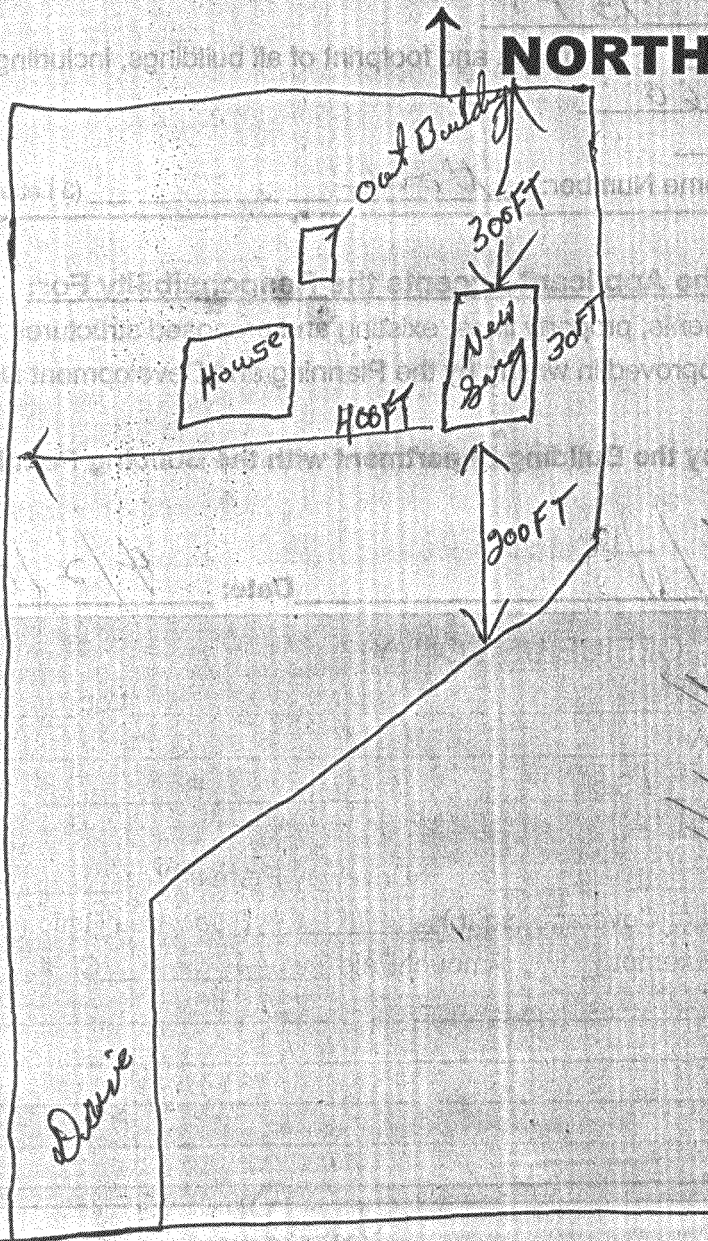
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**In the Space Below Please Neatly Draw a Site Plan Showing the Following:**  
**NO ATTACHMENTS WILL BE ACCEPTED.**

1. An outline of the **property lines** with dimensions. .... [ ]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure..... [ ]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks)..... [ ]
4. All **easements** and **rights-of-way** on the property. .... [ ]
5. All **existing structures** on the property. .... [ ]
6. All **streets** adjacent to the property and **street names** ..... [ ]
7. All existing and proposed **driveways**..... [ ]
8. Location of existing and/or **proposed parking** and **number of spaces** ..... [ ]
9. Location of streams and/or **drainages** ..... [ ]

**Any of the above information the applicant fails to show on the drawing**



*builder  
 dept wants  
 to see  
 plans.  
 without  
 out plan  
 + bring  
 in*

*ACCEPTED*  
*W/Steve Meyer 4-2-04*  
 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

*H. Roud*