

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

BLDG ADDRESS 297 Rocky Pitch Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 8x10' 80
 TAX SCHEDULE NO. 2943-301-81-003 SQ. FT. OF EXISTING BLDGS 2013
 SUBDIVISION Champee Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2093
 FILING 1 BLK 1 LOT 3
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER Thomas J. Wilson
 (1) ADDRESS 297 Rocky Pitch Rd USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE 970-241-7295 DESCRIPTION OF WORK & INTENDED USE shed
 (2) APPLICANT Thomas J. Wilson
 (2) ADDRESS 297 Rocky Pitch Rd TYPE OF HOME PROPOSED:
 (2) TELEPHONE 970-241-7295
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES ___ NO X
 or ___ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
E CENSUS _____ TRAFFIC _____ ANN# _____

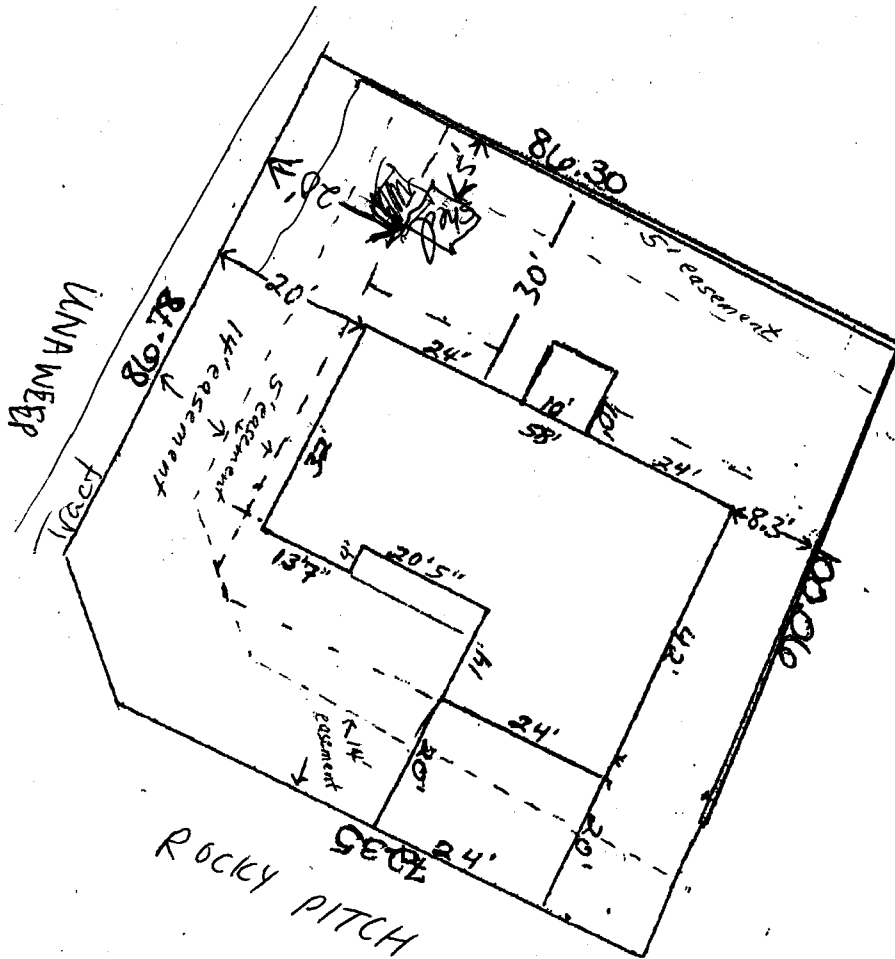
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 9-23-04
 Department Approval [Signature] Date 9/23/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>[Signature]</u>	Date	<u>9/23/04</u>

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



297 Rocky Pitch Road
 Lot 3 Block 1 Filing 1
 UnawEEP Heights

driveway
 ok
 3/23/04

4-1-04 ^{9/23/04}
 C. 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.