

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

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



Your Bridge to a Better Community

BLDG ADDRESS 667 TAMARROW SQ. FT. OF PROPOSED BLDGS/ADDITION 2400

TAX SCHEDULE NO. 2943-062-41-009 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION GRAND VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 6 BLK 2 LOT #0 NO. OF DWELLING UNITS:

Before: \_\_\_\_\_ After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: \_\_\_\_\_ After: 1 this Construction

(1) OWNER DAVE WENS

(1) ADDRESS 2953 D 1/2 Rd

(1) TELEPHONE 257-1710

(2) APPLICANT DAVE WENS

(2) ADDRESS 2953 D 1/2 Rd

(2) TELEPHONE 257-1710

USE OF EXISTING BUILDINGS \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY

TYPE OF HOME PROPOSED:

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 RMC-5

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

Side 5 from PL, Rear 25 from PL

Maximum Height 35

Maximum coverage of lot by structures 60%

Proposed coverage approx. 55%  
Permanent Foundation Required: YES  NO \_\_\_\_\_

Parking Req'mt 2 spaces

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

CENSUS D TRAFFIC \_\_\_\_\_ ANNX# \_\_\_\_\_

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 3-29-04

Department Approval [Signature] Date 3/30/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>14/822</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/30/04</u>		

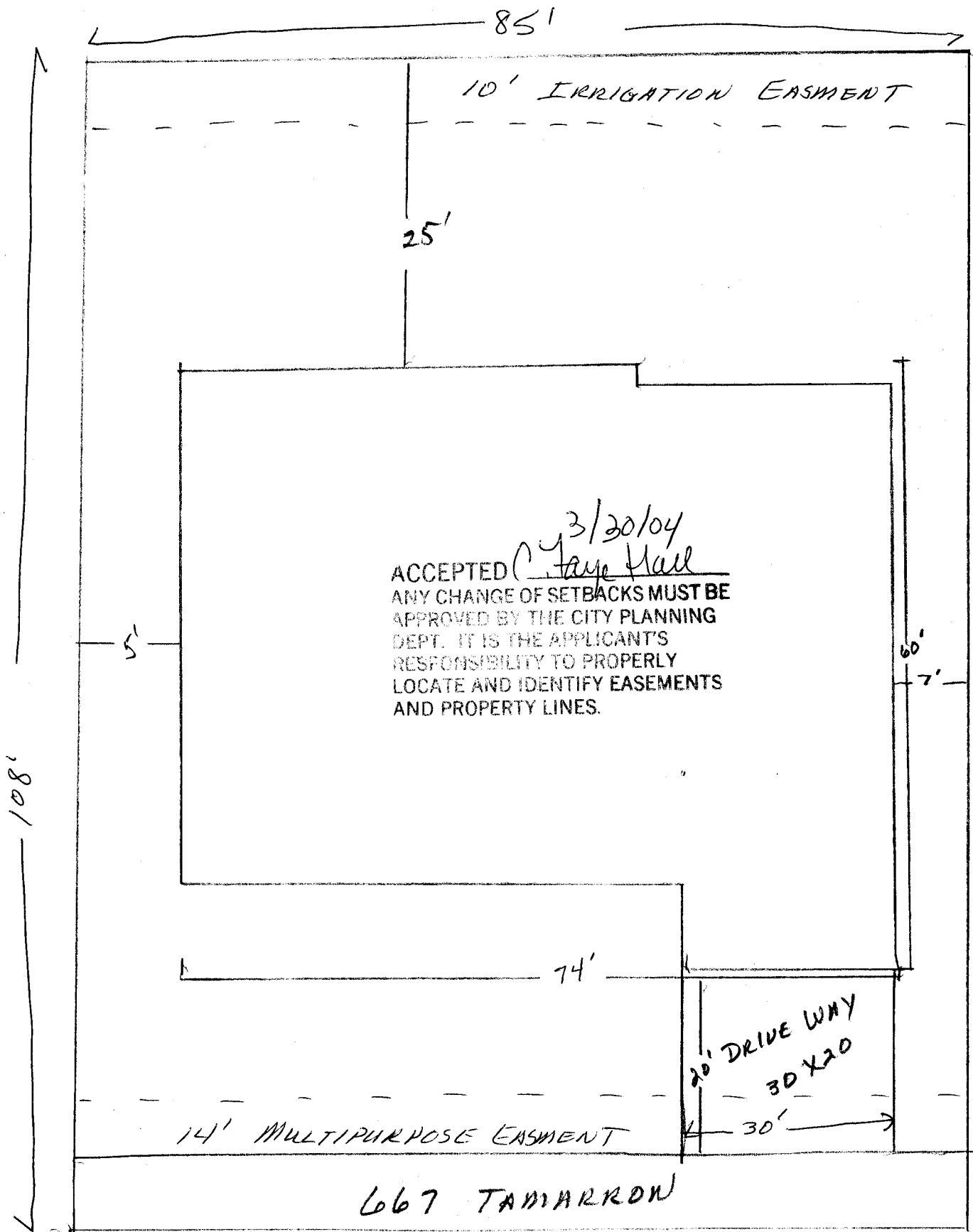
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)



3/30/04  
ACCEPTED C. Jay Hall  
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.

OC  
W  
3/29/04

KP  
3/29/04