FEE \$	10.00
TCP\$	1589.00
SIF\$	460.00

PLANNING CLEARANCE

BLDG	PERMIT	NO.	

(Single Family Residential and Accessory Structures)

Community Development Department

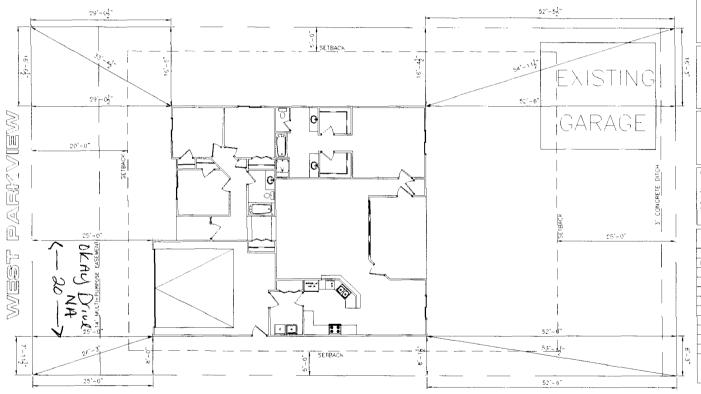
01.	,
Building Address 286 W. Parkulew	No. of Existing Bldgs No. Proposed
Parcel No. 2945 - 252 - 21 - 024	Sq. Ft. of Existing Bldgs 480 Sq. Ft. Proposed 4900
Subdivision <u>FACKUIRW</u> Subd	Sq. Ft. of Lot / Parcel 9700
Filing Block 4 Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
OWNER INFORMATION:	Height of Proposed Structure Less than 35'
Name Sidney D. Smith + Kung & Smith	DESCRIPTION OF WORK & INTENDED USE:
Address 193 Two ANA A	New Single Family Home (*check type below) Interior Remodel Other (sleepe specific):
City/State/Zip Grand St., Co. 81563	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name Sidny D. Smith	Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (alegae associté):
Address 193 Indiava St.	Other (please specify):
City/State/Zip Grand Id Cu, 81503 NO	TES:
Telephone 2/6-7260	
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all exproperty lines, ingress/egress to the property, driveway location	
	& width & all easements & rights-of-way which abut the parcel.
property lines, ingress/egress to the property, driveway location	& width & all easements & rights-of-way which abut the parcel.
property lines, ingress/egress to the property, driveway location THIS SECTION TO BE COMPLETED BY COMM	& width & all easements & rights-of-way which abut the parcel. UNITY DEVELOPMENT DEPARTMENT STAFF
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THIS SECTION TO BE COMPLETED BY COMM ZONE from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s) Driveway Voting District Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, i	Note that the parcel. Width & all easements & rights-of-way which abut the parcel. UNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures 70% Permanent Foundation Required: YES_X_NO Parking Requirement 2 Special Conditions CXISHING GARAGE COLS INCH Melf Setbacks and is Sithing in a lasement. The
THIS SECTION TO BE COMPLETED BY COMM ZONE from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s) Driveway Voting District Driveway Location Approval (Engineer's Initials)	NOTIFIED TO BE SET SET SET SET SET SET SET SET SET SE
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)

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



AND PROPERTY LINES





DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTICE:

I HE RESONABILITY OF THE BEACED OR OWNER TO VEHITY ALL DETAILS

I HE DISCONABILITY OF THE BEACED AR OWNER TO VEHITY ALL DETAILS

2. VIS. OF THE PLAN CONSTITUTE SPUEED AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.

3. ALL DIMINSONS ARE TO EDGE OF FOUNDATION UNICES OTHER WAS NOTICE.

4. RIVLEER AND OF OWNER TO VERY ALL SERVICES AND LASEAURIS.

5. THIS FLAN HAS NOTI BEEN ENGINERED BY AUTURATE. SEE SEPARATE FRANKOS BY DITHERS

TOR ENCREENING DATA.

SUBDIVISION NAME	?
FILING NUMBER	Y
LOT NUMBER	?
BLOCK NUMBER	?
STREET ADDRESS	?
COUNTY	MESA
GARAGE SO. FT.	?
COVERED ENTRY SO, FT.	?
COVERED PATIO SU. FT.	?
LIVING SQ. FT.	?
LOT SIZE	9787 SF
SETBACKS USED	FRONT 20"
	SIDES 5'
	REAR 25

SCALE: 1":20"-0"