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TCP \$
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

6797-4233

BLDG ADDRESS 115 EPPS DR SQ. FT. OF PROPOSED BLDGS/ADDITION 13' 13" x 31' 1"
 TAX SCHEDULE NO. 2943-074-11-014 SQ. FT. OF EXISTING BLDGS 1200
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1993 s.f.
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction *garage, house, driveway*
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER GREG COLE
 (1) ADDRESS 115 EPPS DR
 (1) TELEPHONE 970-255-3970
 (2) APPLICANT SIA
 (2) ADDRESS _____
 (2) TELEPHONE _____
 USE OF EXISTING BUILDINGS home
 DESCRIPTION OF WORK & INTENDED USE attached garage
 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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 5 from PL, Rear 10 from PL Parking Req'mt 2 spaces
 Maximum Height 35 Special Conditions _____
 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 _____ Date 6-25-03
 Department Approval Kathleen Portman Date 6-25-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting <u>0</u>			<u>Garage</u>
		Date	<u>6-25-03</u>

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

135'

ACCEPTED KP 6-25-03
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.

House

SIDE WALK

OK
OK
6/24/03

existing
fence

30'

existing
driveway to
be paved

13'

Proposed
garage

18'

30'

33' 1"

5' 5"

98'

105'

Epps Drive

N
↑

95'