

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	—



BLDG PERMIT NO. 67849

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



BLDG ADDRESS 1330 N 22nd TAX SCHEDULE NO. 2945-124-19-033

SUBDIVISION Arcadia Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1350

FILING BLK 1 LOT 2+11 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER SELCO INC NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2216 I Rd - GJTC NO. OF BLDGS ON PARCEL  
87525 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-243-8553 USE OF EXISTING BLDGS N/A

(2) APPLICANT Edward & Clements DESCRIPTION OF WORK AND INTENDED USE: MOVE

(2) ADDRESS 2216 I Rd - GJTC 87525 House from 2528 N 12th St. to this location

(2) TELEPHONE 970-243-8553

**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-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 6 TRAFFIC 31 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 10-16-98

Department Approval [Signature] Date 11-5-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11735 TR 87382

Utility Accounting [Signature] Date 11-5-98

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)

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 or RIGHTS-OF-WAY on the property. [ ]
5. All other STRUCTURES on the property. [ ]
6. All STREETS adjacent to the property and street names. [ ]
7. All existing and proposed DRIVEWAYS. [ ]
8. An arrow indicating NORTH. [ ]
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. [ ]

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.

