

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 4610

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

19504-12492

BLDG ADDRESS <u>2778 Cheyenne Dr.</u>	TAX SCHEDULE NO. <u>2945 244 04 013</u>
SUBDIVISION <u>Reservation</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>768</u>
FILING <u>BLK 8 LOT 13</u>	SQ. FT. OF EXISTING BLDG(S) <u>1839</u>
(1) OWNER <u>Paul &amp; Nina Arbogast</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2778 Cheyenne Dr.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>### 241 2465</u>	USE OF EXISTING BLDGS <u>residence</u>
(2) APPLICANT <u>as above</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>32x24ft. garage on monolithic slab</u>
(2) ADDRESS _____	
(2) TELEPHONE _____	

**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 <u>RSF-8</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>3'</u> from PL Rear <u>3'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS <u>13</u> TRAFFIC <u>80</u> ANN# _____

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 <u>Paul Arbogast</u>	Date <u>2/17/98</u>
Department Approval <u>X. Valdez per SC</u>	Date <u>2-17-98</u>

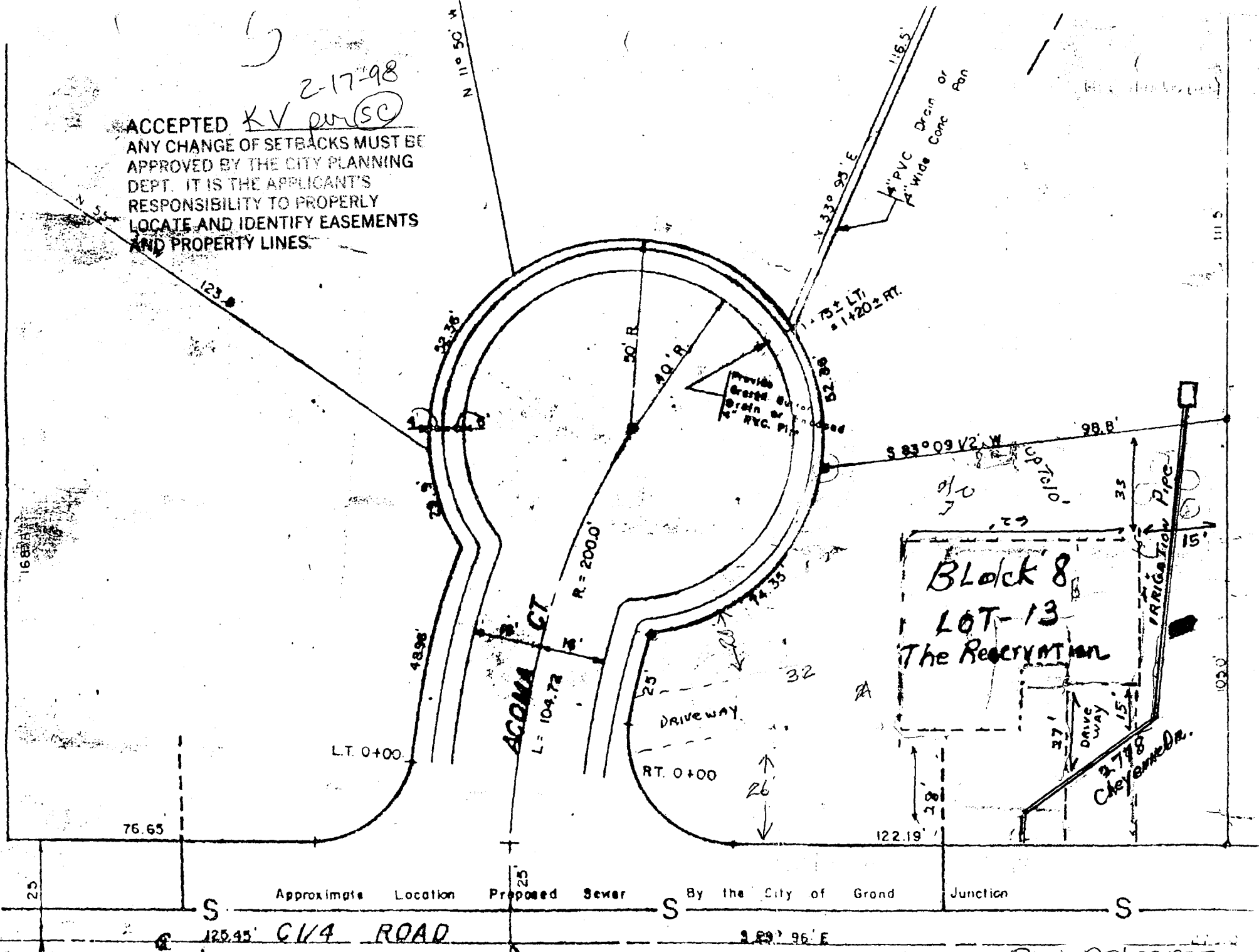
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting <u>Larry Shaper</u>	Date <u>2/17/98</u>
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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)

ACCEPTED *KV per SC* 2-17-98  
 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.



MR & MRS PAUL ARBOGAST  
 2778 CHEYENNE DR  
 GRAND JUNCTION, COLO 81503