

FEE \$	10.00
TCP \$	—
SIF \$	—

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

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



Your Bridge to a Better Community

41351-12111

BLDG ADDRESS 138 Dorothy

TAX SCHEDULE NO. 2945-252-12-011

SUBDIVISION Artesia Heights

FILING \_\_\_\_\_ BLK 4 LOT 13

(1) OWNER Felice, Sania Vazquez

(1) ADDRESS 138 Dorothy Ave  
Grand Jct. CO. 81503

(1) TELEPHONE (970) 256-0987

(2) APPLICANT Same as Above

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

SQ. FT. OF PROPOSED BLDGS/ADDITION 980

SQ. FT. OF EXISTING BLDGS 1073

TOTAL SQ. FT. OF EXISTING & PROPOSED 2053

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction

USE OF EXISTING BUILDINGS Residential

DESCRIPTION OF WORK & INTENDED USE Building Addition

TYPE OF HOME PROPOSED: Residential

\_\_\_\_ Site Built    \_\_\_\_ Manufactured Home (UBC)  
 Manufactured Home (HUD) (Added to existing Home)  
 \_\_\_\_ 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 RSF-8

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

Side 5' from PL, Rear 15' from PL

Maximum Height 32'

Maximum coverage of lot by structures 45%

Permanent Foundation Required: YES  NO \_\_\_\_\_

Parking Req'mt \_\_\_\_\_

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

CENSUS 13 TRAFFIC 80 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).

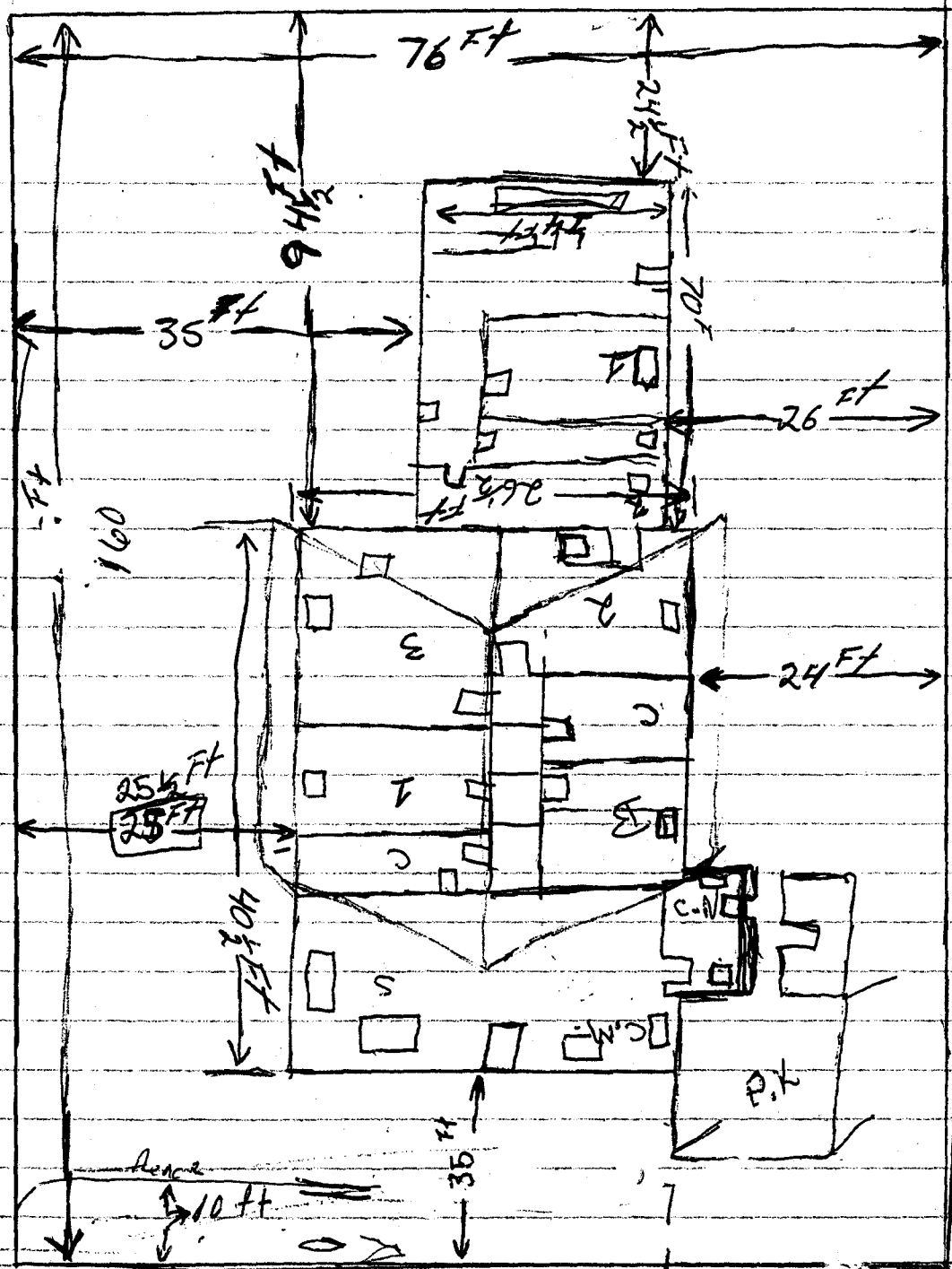
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Sania Vazquez Date 1-24-00

Department Approval Y/Isue Thagon Date 1/25/00 *time exp.*

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting	<u>Robbie Kanavel</u>	Date	<u>1-25-00</u>

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



138 Dorothy

Dorothy

ACCEPTED *Alster* 1/25/00  
 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.