

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 77259



Your Bridge to a Better Community

BLDG ADDRESS 622 E. INDIAN Cr. Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 196

TAX SCHEDULE NO. 294306409005 SQ. FT. OF EXISTING BLDGS 1700

SUBDIVISION INDIAN VILLAGE TOTAL SQ. FT. OF EXISTING & PROPOSED 1896

FILING 2 BLK \_\_\_\_\_ LOT 21

(1) OWNER DOUG WALTON NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction

(1) ADDRESS 622 E. INDIAN Cr NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 1 this Construction

(1) TELEPHONE 245-6166 USE OF EXISTING BUILDINGS HOME

(2) APPLICANT SAME DESCRIPTION OF WORK & INTENDED USE Kitchen Add.

(2) ADDRESS \_\_\_\_\_ TYPE OF HOME PROPOSED:  
\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_ Other (please specify) \_\_\_\_\_

(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 BMF-5 Maximum coverage of lot by structures 60%

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 25' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 35' Special Conditions acc required

CENSUS 10 TRAFFIC 22 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).

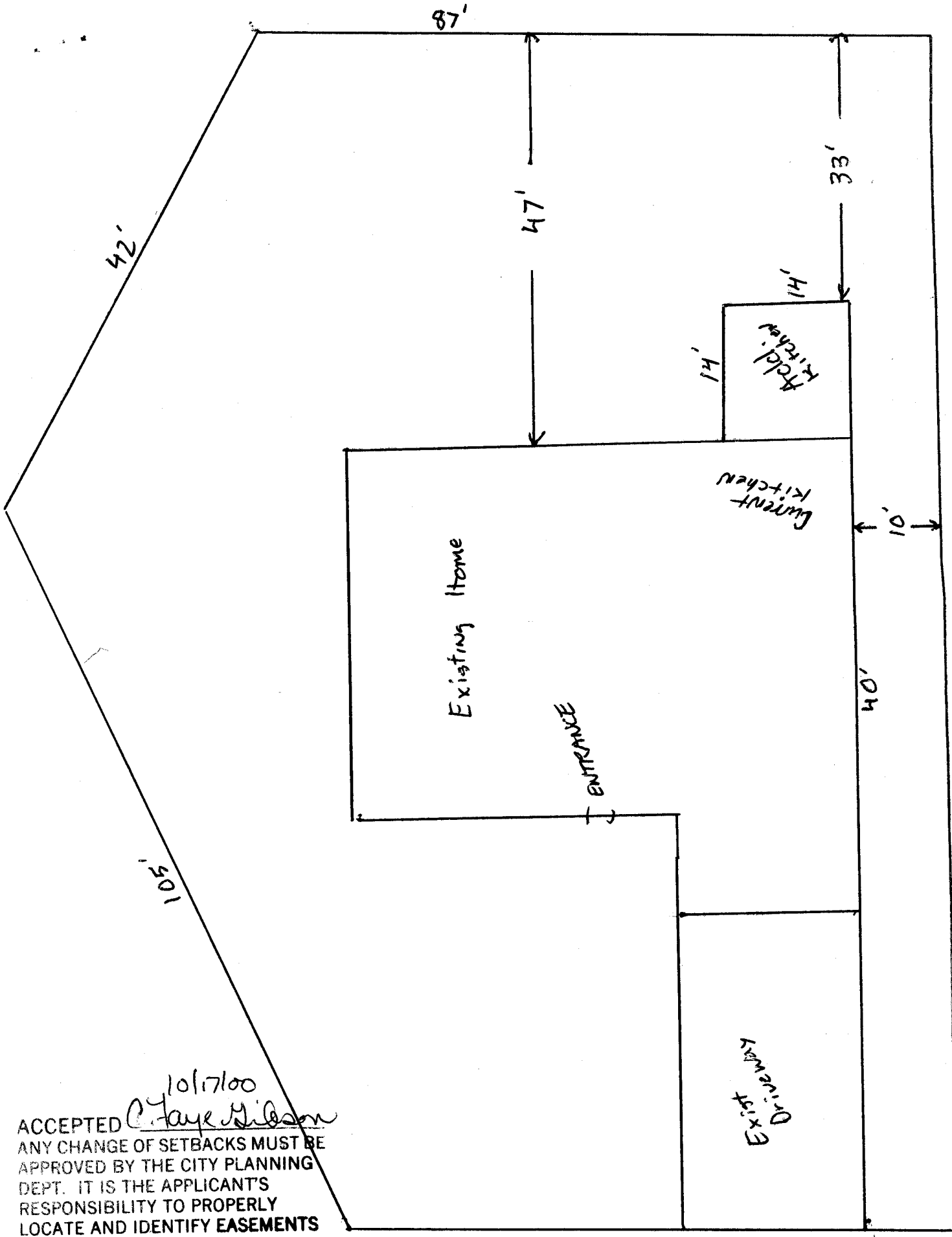
Applicant Signature Doug Walton Date \_\_\_\_\_

Department Approval Cheryl Gibson Date 10/17/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>no chg in use</u>
Utility Accounting	<u>Marshall-Cole</u>	Date	<u>10/17/00</u>

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 *10/17/00*  
*C. Jaye Gibson*  
 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.

*99*  
 Indian Creek Dr.