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FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 81662



Your Bridge to a Better Community

BLDG ADDRESS 216 Epps Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1395  
 TAX SCHEDULE NO. 1943-07442007 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Epps TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER DARRALEE COBA NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) ADDRESS 216 Epps Dr USE OF EXISTING BUILDINGS single family  
 (1) TELEPHONE 241 6696 DESCRIPTION OF WORK & INTENDED USE move modular home  
 (2) APPLICANT Daralee Coba TYPE OF HOME PROPOSED:  
 (2) ADDRESS 216 Epps Dr  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 241 6696  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 15' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 6 TRAFFIC 52 ANNX# \_\_\_\_\_

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 Daralee Coba Date 9/21/01  
 Department Approval Justin T. Allbrecht Date 9/21/01

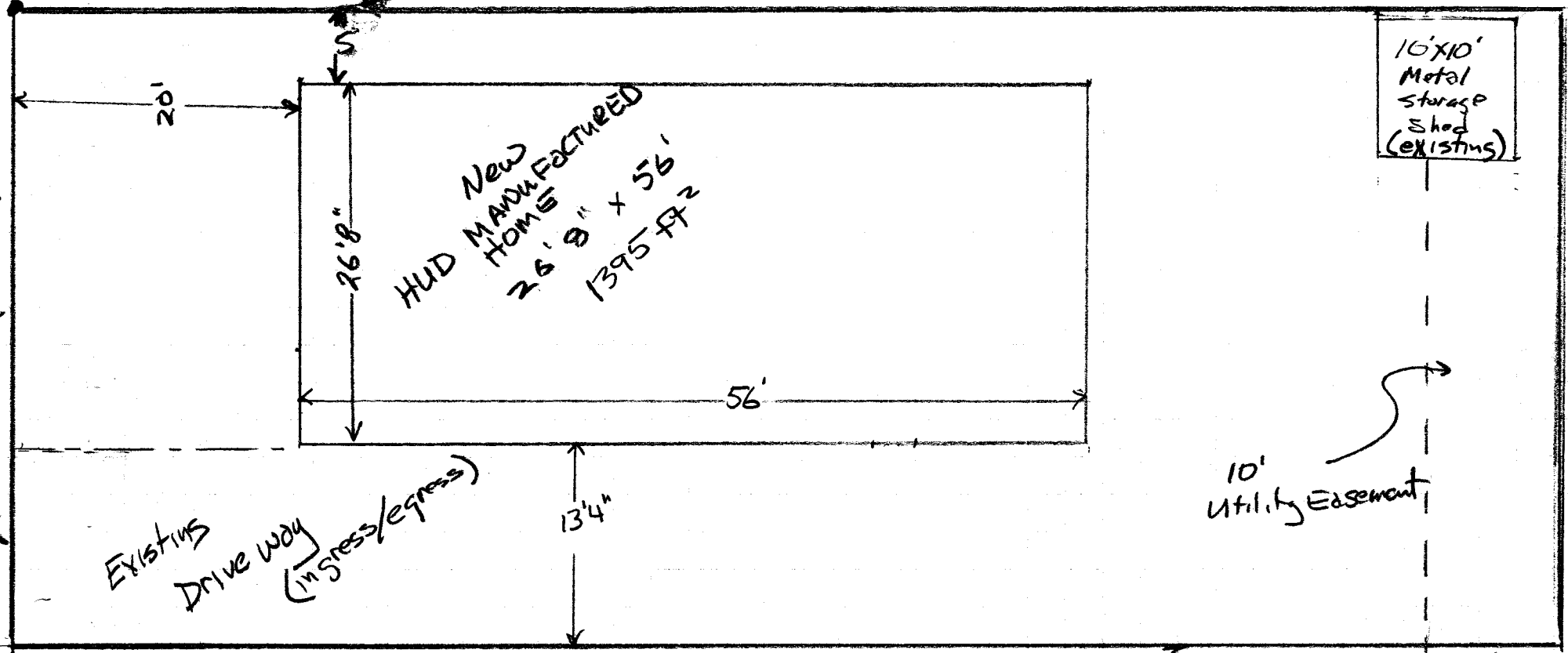
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u># 6806</u>
Utility Accounting <u>check</u>		Date <u>9/21/01</u>	<u>existing Prem</u>

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)



Epps Dr (ROW)



HUD New  
MANUFACTURED  
HOME  
26' 8" x 56'  
1395 PZ

10'x10'  
Metal  
Storage  
Shed  
(existing)

Existing  
Driveway  
(Ingress/Egress)

10'  
Utility Easement

Property Line

ACCEPTED KKA 9/21/01  
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.

N 1/2 of Lot 12, Epps Subdivision  
Lot size 45' x 110'  
Zoned RMF 8  
Set Backs: Front 20  
Side N. 5', S. 13'4"  
Rear 34'