

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0     |
| SIF \$ | 0     |

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

BLDG PERMIT NO. 86893



Your Bridge to a Better Community

BLDG ADDRESS 1600 N 20<sup>TH</sup> St SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2915-124-13-076 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Hickman Emery minor TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
DELMAR PARK

FILING \_\_\_\_\_ BLK 2 LOT 2 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER PAYLLIS M BRIDE NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 1600 N 20<sup>TH</sup> St. G.J. USE OF EXISTING BUILDINGS Storage Shed

(1) TELEPHONE 245-6067 <sup>work</sup> 858-6221 DESCRIPTION OF WORK & INTENDED USE Concrete Slab Shed <sup>Storage</sup>

(2) APPLICANT Adelmo D. Valdez SR TYPE OF HOME PROPOSED:  
 (2) ADDRESS 1600 N 20<sup>TH</sup> St. G.J. \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 245-6067 \_\_\_\_\_ 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 \_\_\_\_\_

SETBACKS: Front 26' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Adelmo D. Valdez SR Date 10-24-02  
 Department Approval Payllis McBride Date 10-25-02  
Gayle Henderson

|  |                      |    |                          |
|--|----------------------|----|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                  | NO | W/O No. <u>no charge</u> |
| Utility Accounting <u>March 2002</u>                   | Date <u>10/25/02</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)

10-25-02  
**ACCEPTED** *Gayle Henderson*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

