

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

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

BLDG PERMIT NO. 83958



Your Bridge to a Better Community

BLDG ADDRESS 680-26-RD SQ. FT. OF PROPOSED BLDGS/ADDITION 26' x 38'
 TAX SCHEDULE NO. 2945-022-13-002 SQ. FT. OF EXISTING BLDGS 4000 SQ FT.
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 4938
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER BEHERITA URRUTY
 (1) ADDRESS 680-26-RD.
 (1) TELEPHONE 245-9182
 (2) APPLICANT PAUL VELASQUEZ
 (2) ADDRESS SAME
 (2) TELEPHONE _____
 USE OF EXISTING BUILDINGS Home
 DESCRIPTION OF WORK & INTENDED USE FUTURE GARAGE *CONCRETE SLAB ONLY*
 TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ 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 RSF-1 Maximum coverage of lot by structures 20%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 10' from PL Parking Req'mt _____
 Maximum Height 35' 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 Paul Velasquez Date 4-8-02
 Department Approval Cheryl Johnson Date 4/8/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>4/8/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

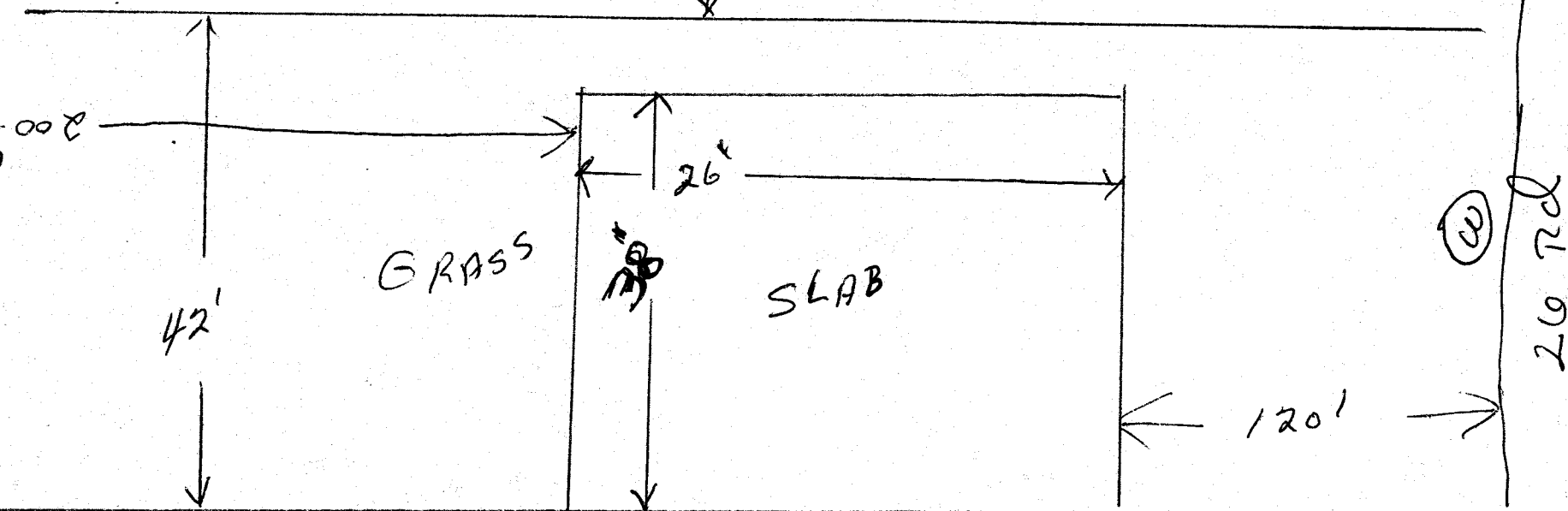
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED ^{4/8/02} C. Fayre Wilson
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.

FENCE
20 1/2'
TREES (S)

10' DRIVEWAY

FENCE LINE
(F)



House
680-26-RD