

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 86257



Your Bridge to a Better Community

*ac*

BLDG ADDRESS 2305 Apricot Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2400'  
TAX SCHEDULE NO. 2945-014-35-026 SQ. FT. OF EXISTING BLDGS 1600'  
SUBDIVISION Spring Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 1840  
FILING 6 BLK 13 LOT 26 NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction  
(1) OWNER Richard L Bamford NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 2 this Construction  
(1) ADDRESS 2305 Apricot Ct USE OF EXISTING BUILDINGS Storage Shed House  
(1) TELEPHONE 970 255-6798 DESCRIPTION OF WORK & INTENDED USE Storage Shed  
(2) APPLICANT Same TYPE OF HOME PROPOSED:  
(2) ADDRESS \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
(2) TELEPHONE \_\_\_\_\_  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-5 Maximum coverage of lot by structures 60%  
SETBACKS: Front 20'-25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5'-3' from PL, Rear 25'-5' from PL Parking Req'mt \_\_\_\_\_  
Maximum Height 35' Special Conditions \_\_\_\_\_  
CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 [Signature] Date 9-12-02  
Department Approval Pat Bushman Date 9-12-02

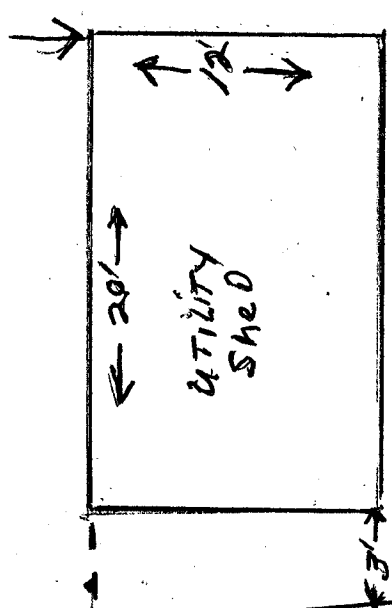
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>9/12/02</u>

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

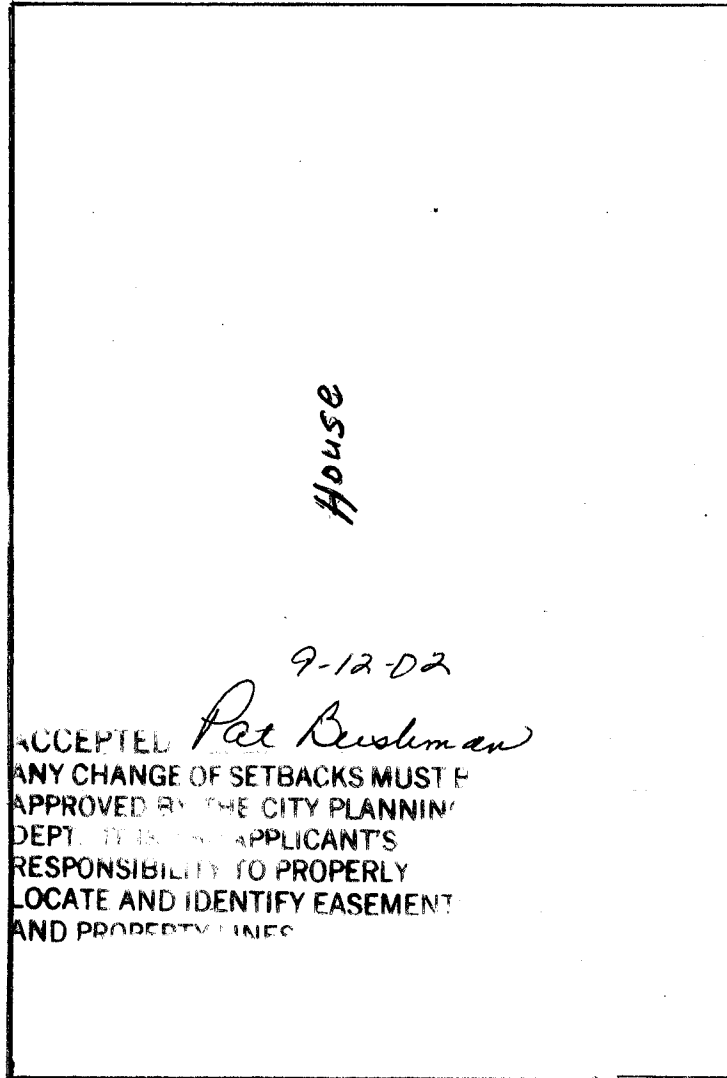
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

BACK YARD  
PROPERTY LINE

10 FT EASEMENT



UTILITY  
SHED



House

9-12-02

ACCEPTED *Pat Bushman*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENT  
AND PROPERTY LINES

SIDE YARD  
PROPERTY LINE

26'

21'