

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

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

None Required
 BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2834 B 4/10 Rd. G.S. Co. 81502 SQ. FT. OF PROPOSED BLDGS/ADDITION 200 ft²
 TAX SCHEDULE NO. 2943-303-63-006 SQ. FT. OF EXISTING BLDGS 1980
 SUBDIVISION Arrowhead TOTAL SQ. FT. OF EXISTING & PROPOSED 2180
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER Rick + Sharon Arellano
 (1) ADDRESS 2834 B 4/10 Rd.
 (1) TELEPHONE (970) 245-7384
 (2) APPLICANT Rick Arellano
 (2) ADDRESS _____
 (2) TELEPHONE _____
 USE OF EXISTING BUILDINGS Residence
 DESCRIPTION OF WORK & INTENDED USE Storage shed
 TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) Shed

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 by structures 60%
 SETBACKS: Front 25' 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 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 Rick Arellano Date 10/2/02
 Department Approval Pat Bushman Date 10-02-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Li Bensley</u>		Date <u>10/2/02</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)

Existing 6' cedar Pri. fence

70'

10 x 20
9' HT at peak
SHED
(Proposed)

APPROX.
4' ACCESS Flyable
5' Back Yard

8' Fence post 2' buried + concreted

APPROX -
4' ACCESS

IRR. water outlet

Proposed 6' CEDAR Pri Fence (76')

Proposed 6' Pri fence Cedar (64')

10-0202

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 EASEMENTS
AND PROPERTY LINES

2834 B 4/10 Rd.

GARAGE

FRONT PORCH

GATE
Gas + elect.
Meters

GATE +

FRONT YARD

DRIVEWAY

STREET

36'
PROPERTY LINE

PROPERTY LINE