

FEE \$	10 <sup>00</sup>
TCP \$	500 Previous Simon Site
SIF \$	—

# PLANNING CLEARANCE

BLDG PERMIT NO. 85118

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



Your Bridge to a Better Community

BLDG ADDRESS 318 Fairview Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 1232 sq ft.

TAX SCHEDULE NO. 107002945-154-23-017 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Mobley TOTAL SQ. FT. OF EXISTING & PROPOSED N/A.

FILING \_\_\_\_\_ BLK 12 LOT 2

NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

(1) OWNER Reyes & Jasmine Crystal Flores

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) ADDRESS 875 23 Road

USE OF EXISTING BUILDINGS None

(1) TELEPHONE 243-1817

DESCRIPTION OF WORK & INTENDED USE Foundation/modular.

(2) APPLICANT same as above.

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-8

Maximum coverage of lot by structures 7070

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions \_\_\_\_\_

CENSUS 9 TRAFFIC 101 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 X Reyes Flores

Date X ~~6-13-2002~~ 6-13-2002

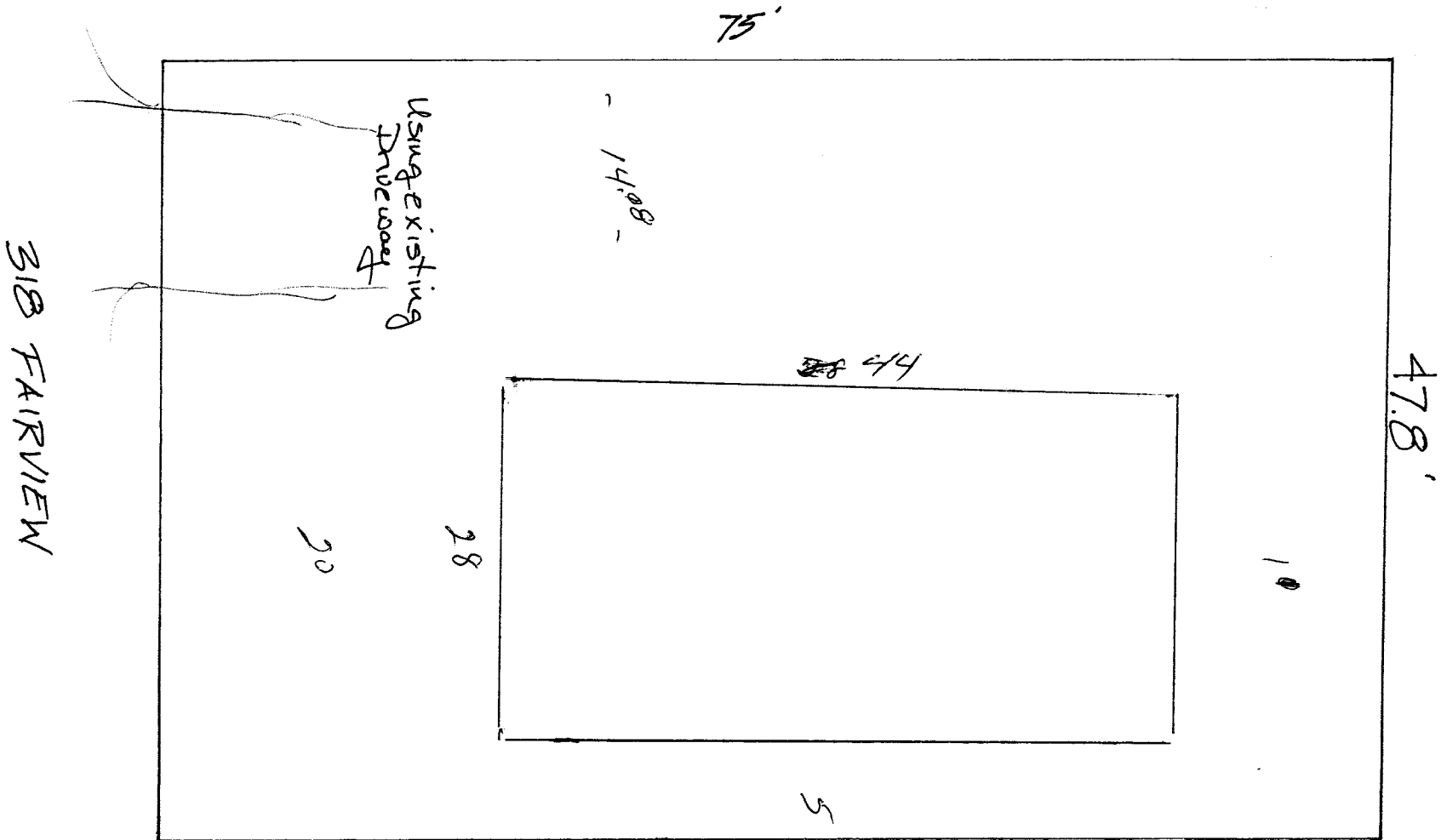
Department Approval Anta Costello

Date 6/20/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting	<u>Tracy [Signature]</u>		Date <u>6/20/02</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 SC 6/20/02  
 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.