

FEE \$	10.00
TCP \$	500.00
SIF \$	298.00

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

BLDG PERMIT NO. 42850



Your Bridge to a Better Community

BLDG ADDRESS 2887 WEST Hermosa GARAGE COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 760 GARAGE 2246 LIVING

TAX SCHEDULE NO. 2943-064-36-007 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION INDIAN WASH II TOTAL SQ. FT. OF EXISTING & PROPOSED 2246

FILING _____ BLK 1 LOT 7

(1) OWNER ANTHONY L VALDEZ NO. OF DWELLING UNITS: Before: 0 After: 1 this Construction **PATD**

(1) ADDRESS 519 B AMYS WAY GR. Jct NO. OF BUILDINGS ON PARCEL Before: 0 After: 1 this Construction

(1) TELEPHONE 970-241-1710 USE OF EXISTING BUILDINGS RESIDENCE TB

(2) APPLICANT ANTHONY L VALDEZ DESCRIPTION OF WORK & INTENDED USE "

(2) ADDRESS 519 B AMYS WAY TYPE OF HOME PROPOSED: Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE 970-241-1710 _____ 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 PD Maximum coverage of lot by structures 3590

SETBACKS: Front 14' 20' garage from property line (PL) Permanent Foundation Required: YES NO _____

or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

CENSUS 10 TRAFFIC 22 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 Anthony L Valdez Date _____

Department Approval C. Jane Johnson Date 1/8/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14493</u>
Utility Accounting <u>C. Beasley</u>	Date <u>1/8/02</u>		

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

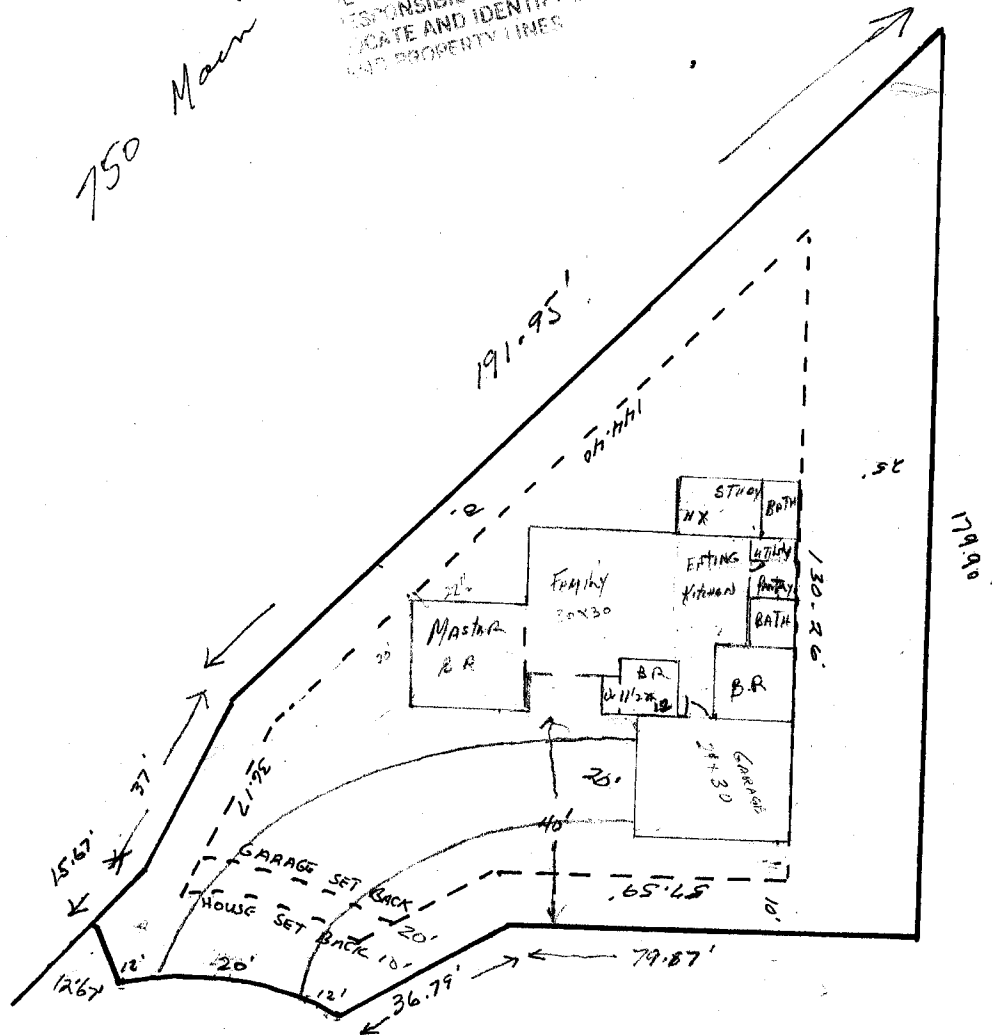
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

450
19
253
112
2559

750 Main

11900

ACCEPTED 1/8/02
 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



DRIVE OK
 DJP
 1/8/02

SCALE: 1" = 30'

GARAGE SET BACK 20'
 HOUSE SET BACK 14'