

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 93886



Your Bridge to a Better Community

BLDG ADDRESS 2895 West Arman Court FT. OF PROPOSED BLDGS/ADDITION 1609'  
 TAX SCHEDULE NO. 2443-064-36-009 SQ. FT. OF EXISTING BLDGS 0 Garage 400'  
 SUBDIVISION Indain Wash II TOTAL SQ. FT. OF EXISTING & PROPOSED 2004  
 FILING II BLK 1 LOT 9 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 USE OF EXISTING BUILDINGS —  
 DESCRIPTION OF WORK & INTENDED USE Build House  
 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_  
 (1) OWNER Bruce Herman  
 (1) ADDRESS 3734 Coyle Rd  
 (1) TELEPHONE 464-0420  
 (2) APPLICANT Same  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

**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 35%  
 SETBACKS: Front 14' priv. 20' garage from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL, Rear 5' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 10 TRAFFIC 22 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).

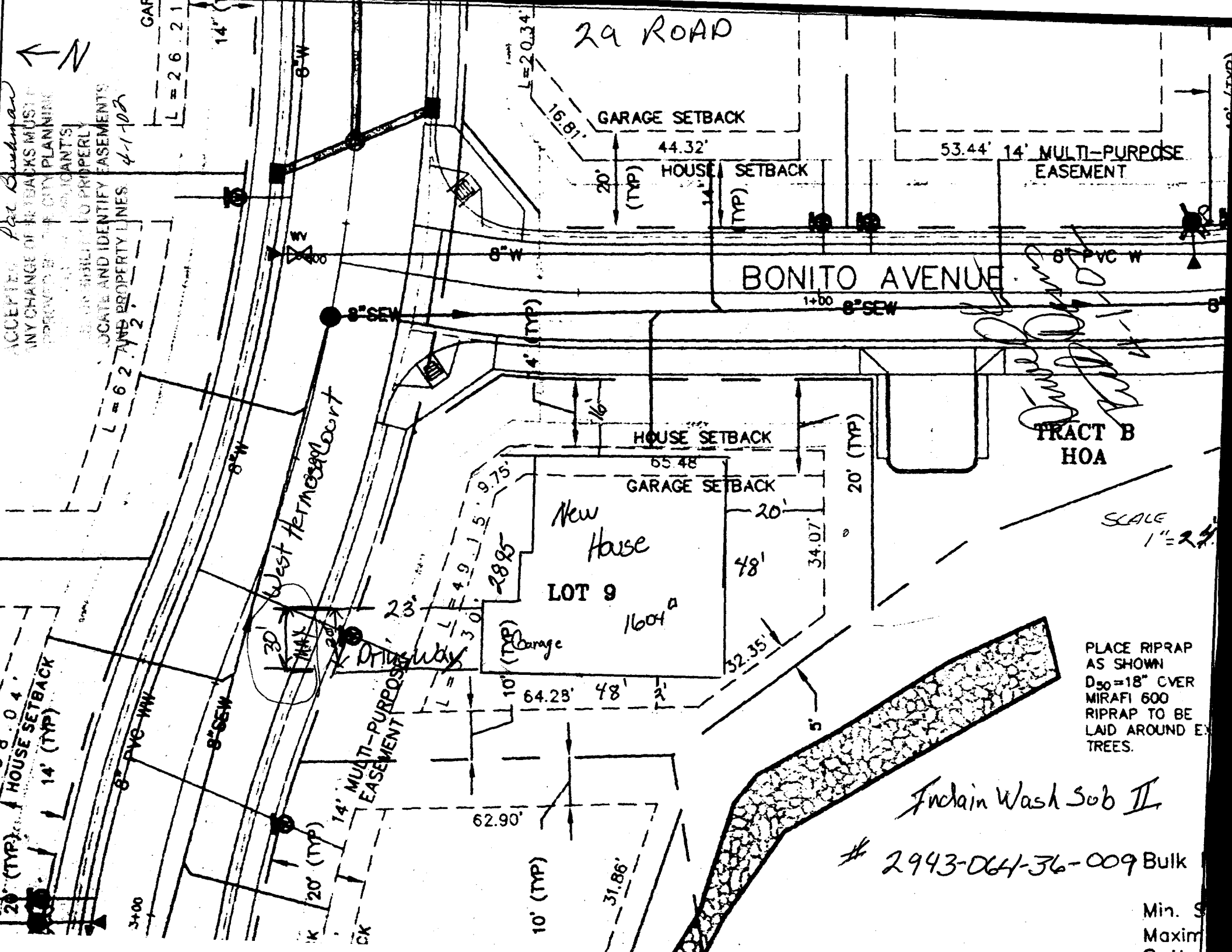
Applicant Signature Bruce Herman Date 3-28-02  
 Department Approval Dayleen Henderson Date 4-1-02

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>14697</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>4/1/02</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: Pat Schubman  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANTS MUST BE ABLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS L = 62 AND PROPERTY LINES. 4-1-102



*Handwritten signature:* [Signature]

**TRACT B HOA**

SCALE  
 1" = 2'

*Inclain Wash Sub II*  
 # 2943-064-36-009 Bulk

Min. S  
 Maxim