FEE $ 10.00	
TCP $ 0	
SIF $ 0	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 84141

Your Bridge to a Better Community

BLDG ADDRESS 2887 W HERMOSA CT

TAX SCHEDULE NO. 2943-064-36-007

SUBDIVISION INDIAN WASH II

FILING _____ BLK _____ LOT _____

(1) OWNER ANTHONY L VALDEZ

(1) ADDRESS 519 B AMYS WAY

(1) TELEPHONE 970-241-1710

(2) APPLICANT _____

(2) ADDRESS _____

(2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 280

SQ. FT. OF EXISTING BLDGS 2246 + 700 GARAGE

TOTAL SQ. FT. OF EXISTING & PROPOSED 3226

NO. OF DWELLING UNITS:
Before: 1 After: _____ this Construction

NO. OF BUILDINGS ON PARCEL
Before: _____ After: 2 this Construction

USE OF EXISTING BUILDINGS STORAGE

DESCRIPTION OF WORK & INTENDED USE _____

TYPE OF HOME PROPOSED:
X Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) STORAGE BLDG

PAID APR 18 '02

1B MFG

REQUIRED: One plot plan, on 8 ½" 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

SETBACKS: Front 14' / 20' garage from property line (PL)
or ____ from center of ROW, whichever is greater

Side 10' from PL, Rear 25' from PL

Maximum Height _____

Maximum coverage of lot by structures 35%

Permanent Foundation Required: YES X NO ____

Parking Req'mt 2

Special Conditions _____

CENSUS 10 TRAFFIC 22 ANNX# _____

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 4-18-02

Department Approval Dayleen Henderson Date 4-18-02

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No.
Utility Accounting C Bensley		Date 4/18/02	

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
1 8 8
253
112
2559

11900

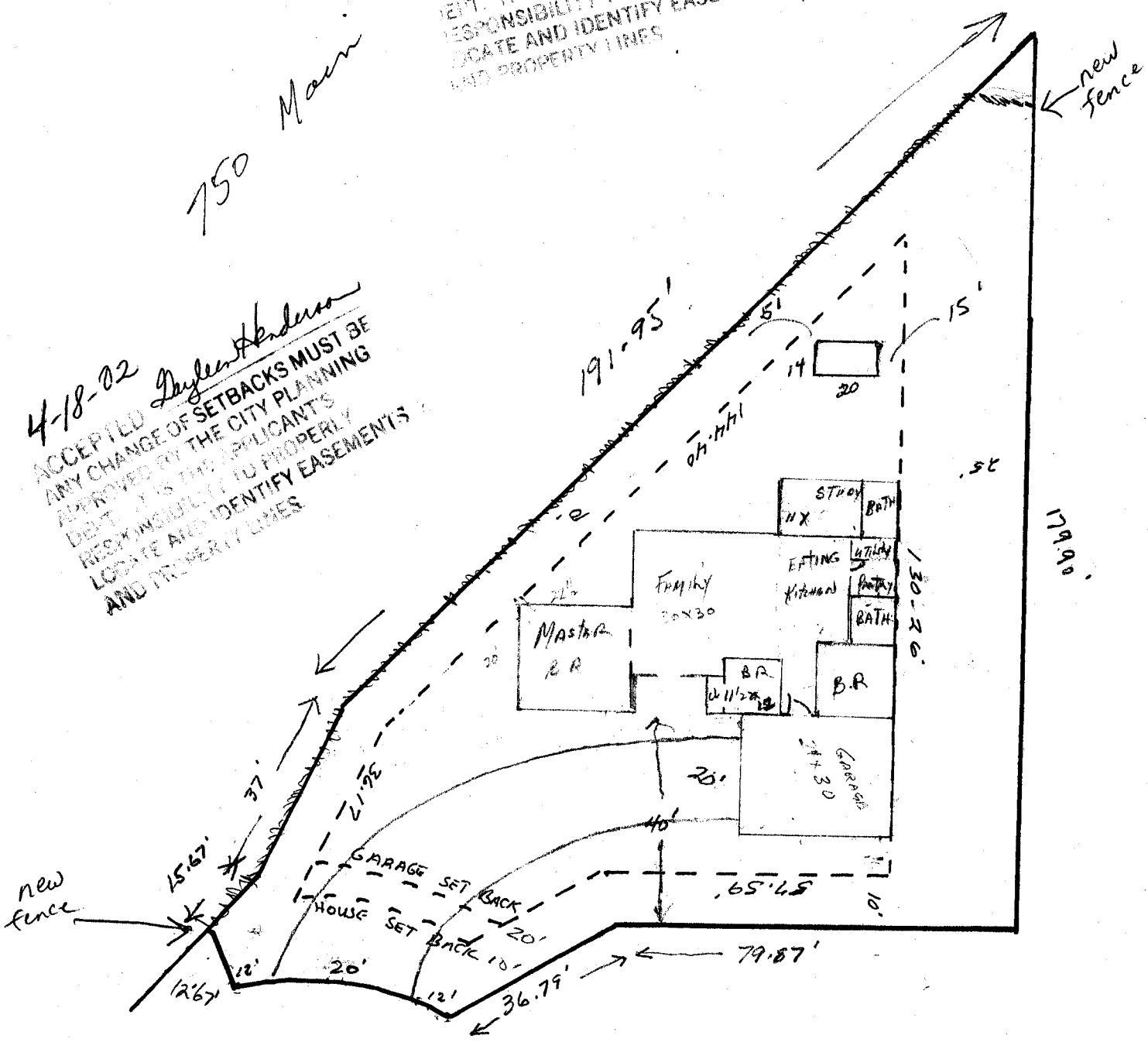
1/8/02 C. Faye Wilson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

750 Main

4-18-02 Dylen Henderson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

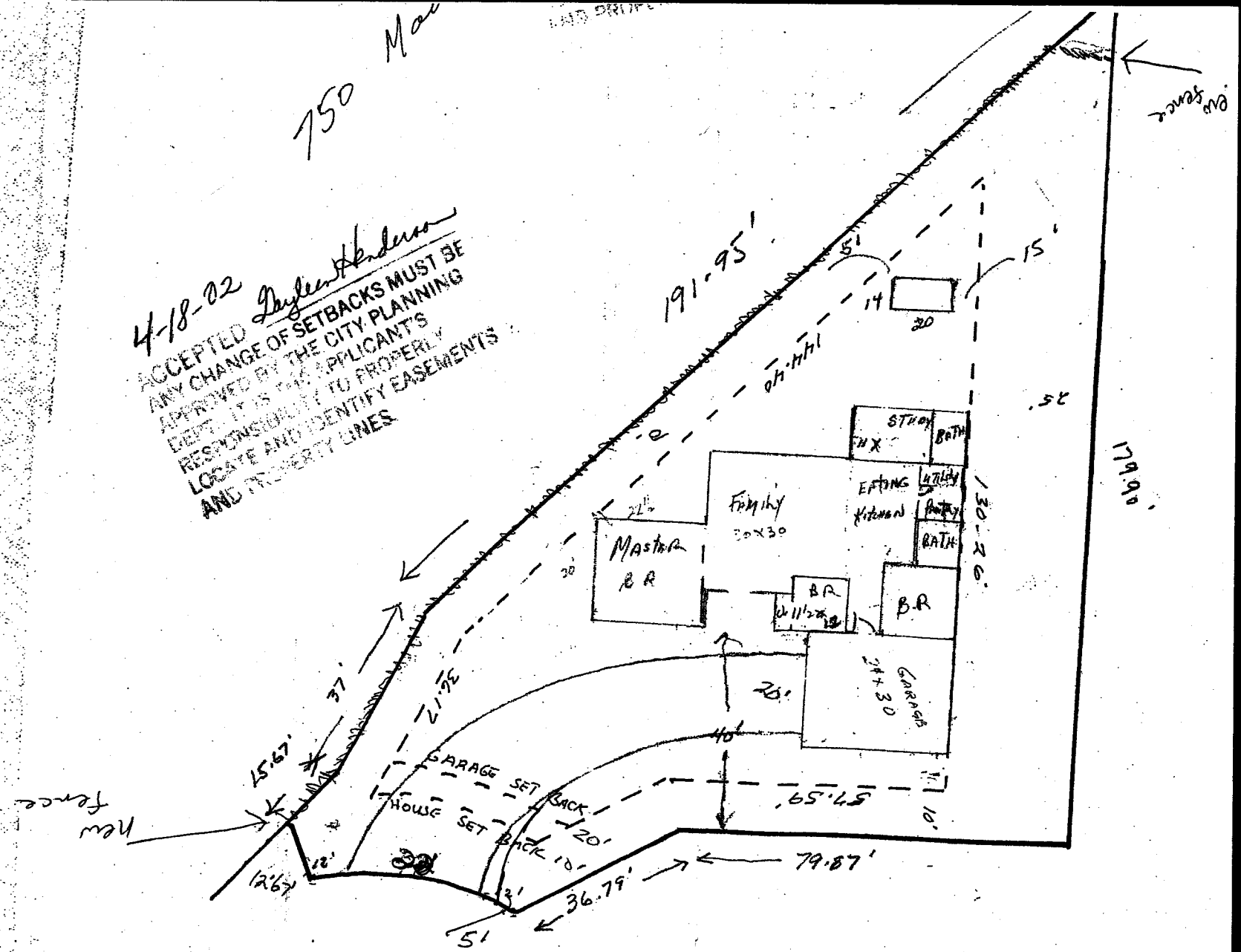


DRIVE OK
DMJ
1/8/02

750 Ma

4-18-02 Dylen Henderson

ACCEPTED
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.



CFG
revised
4/23/02
Drive ok

DRIVE OK
DMG
1/8/02