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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 218 Sherman Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 480  
 TAX SCHEDULE NO. 2945-252-14-003 SQ. FT. OF EXISTING BLDGS 1381  
 SUBDIVISION ARTESIA HEIGHTS TOTAL SQ. FT. OF EXISTING & PROPOSED 1861  
 FILING \_\_\_\_\_ BLK 3 LOT 3 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Wayne Rogers NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction  
 (1) ADDRESS 218 Sherman Dr USE OF EXISTING BUILDINGS Home  
 (1) TELEPHONE (970) 242-4686 DESCRIPTION OF WORK & INTENDED USE Hobby  
 (2) APPLICANT WAYNE ROGERS TYPE OF HOME PROPOSED:  
 (2) ADDRESS 218 Sherman Dr \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE (970) 242-4686 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_  Other (please specify) WORKSHOP

**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 70%  
 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 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 13 TRAFFIC 50 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).

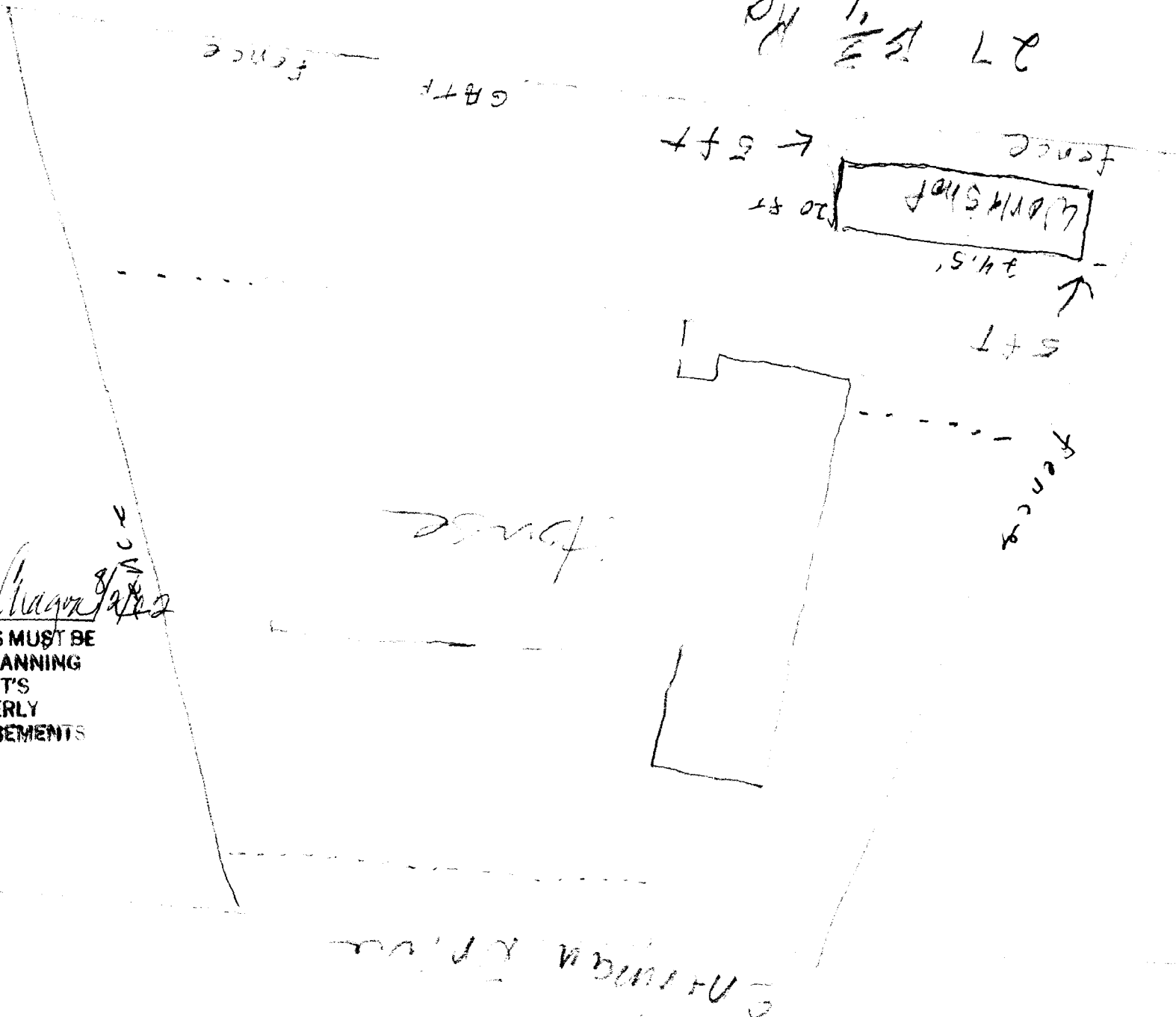
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Wayne Rogers Date \_\_\_\_\_  
 Department Approval Misha Magon Date 8/2/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no dry in use</u>
Utility Accounting <u>Marshall Cole</u>	Date	<u>8/2/02</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

27 1/2 ft HO



*Albi ...*

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.

ENTRANCE