

FEE \$	10.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

BLDG PERMIT NO. 84886

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



Your Bridge to a Better Community

BLDG ADDRESS 631 W. Ute SQ. FT. OF PROPOSED BLDGS/ADDITION 280

TAX SCHEDULE NO. 2945 154 24 010 SQ. FT. OF EXISTING BLDGS 1100

SUBDIVISION Mobley TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK 12 LOT 15 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Paul + Gloria Archuleta NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 3 this Construction

(1) ADDRESS 631 W. Ute USE OF EXISTING BUILDINGS House, shed

(1) TELEPHONE (970) 248-8358 DESCRIPTION OF WORK & INTENDED USE 14x20 storage shed

(2) APPLICANT Paul Archuleta TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) shed

(2) ADDRESS 631 W. Ute

(2) TELEPHONE (970) 248-8358

**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 RPF-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or 7' from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 38' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Paul E. Archuleta Date 6-10-02

Department Approval C. Faye Huber Date 6/10/02

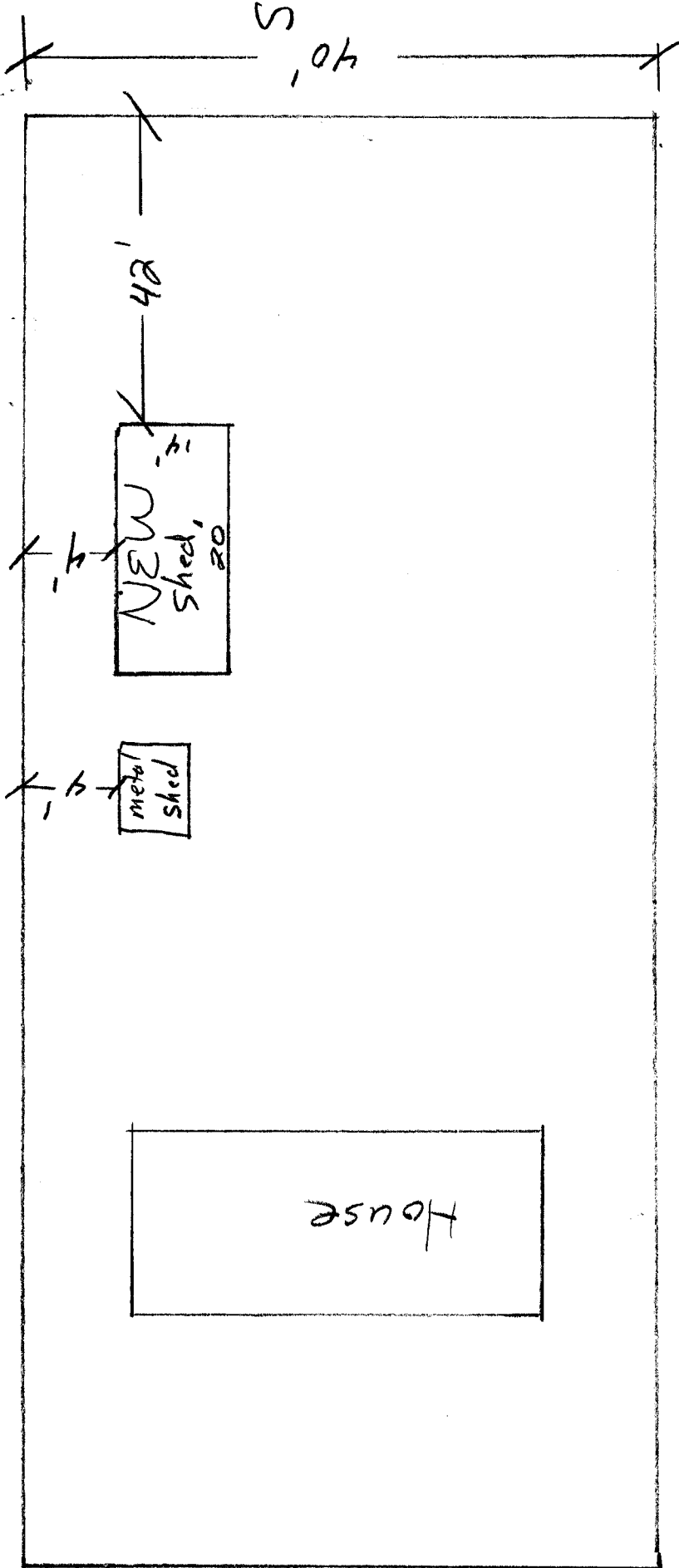
Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>6-10-02</u>		

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

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

West Ute

N



6/10/02  
C. Fayer Dubson

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES