

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0     |
| SIF \$ | 0     |

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

BLDG PERMIT NO. 88546



Your Bridge to a Better Community

55968-5710

BLDG ADDRESS 548 28 3/4 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2943074-23-001 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Almeta Garden 'S TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1

(1) OWNER ✓ Cosme Ramirez

(1) ADDRESS 548 28 3/4 Rd

(1) TELEPHONE 241-7094

(2) APPLICANT Cosme Ramirez

(2) ADDRESS 548 28 3/4 Rd

(2) TELEPHONE 241-7094

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

NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

USE OF EXISTING BUILDINGS Residence

DESCRIPTION OF WORK & INTENDED USE remodel

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 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 RMF-8

SETBACKS: Front 20' / 25' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' / 3' from PL, Rear 10' / 5' from PL

Maximum Height 35'

Maximum coverage of lot by structures 70%

Permanent Foundation Required: YES  NO

Parking Req'mt 2

Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 [Signature] Date 3-12-03

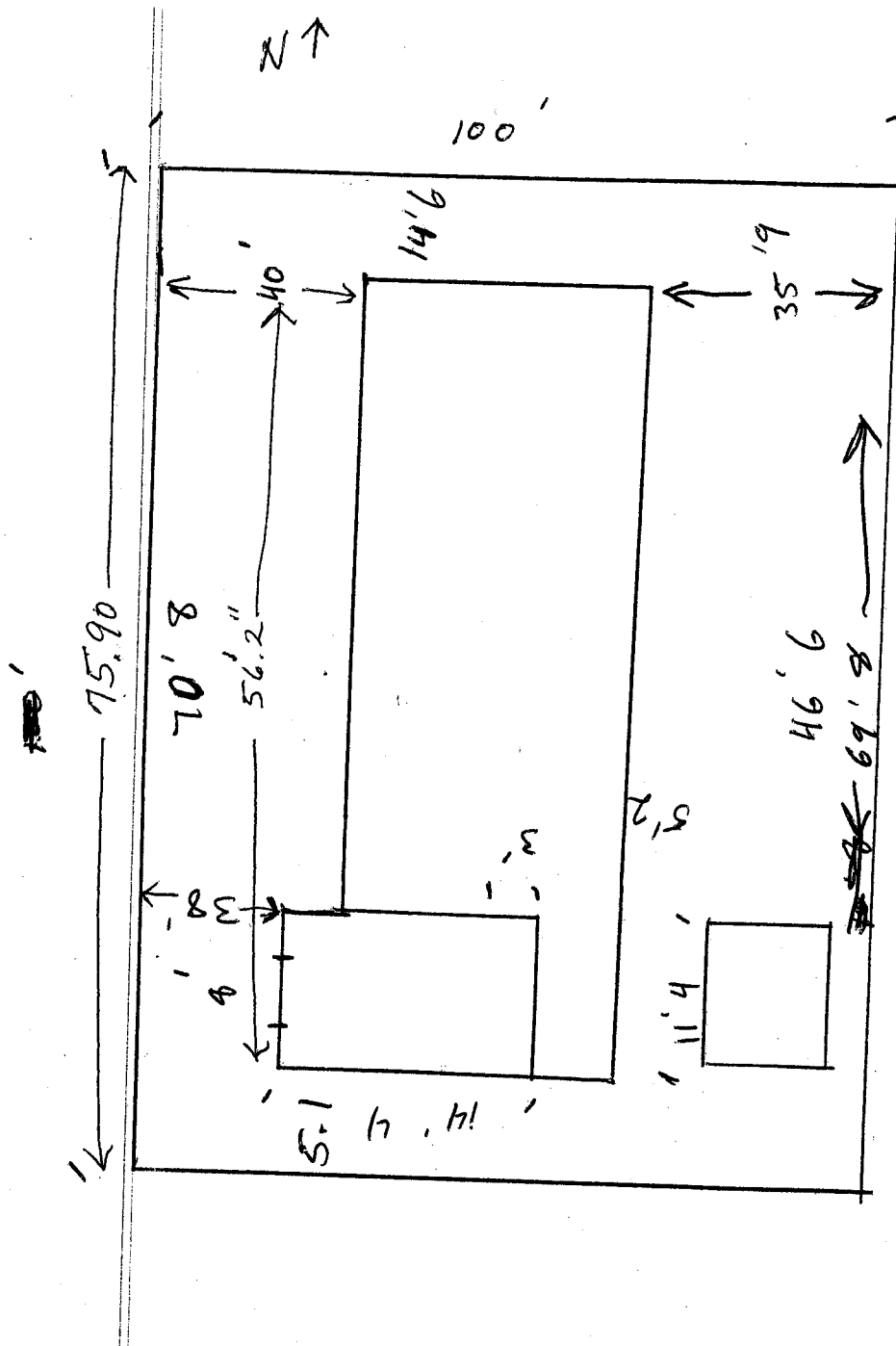
Department Approval [Signature] Date 3-12-03

|  |   |                             |                     |
|--|---|-----------------------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No.             |
| Utility Accounting                                     | <u>[Signature]</u>                      |                             | Date <u>3/12/03</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)

548 28 3/4 Rd



3-12-03  
**ACCEPTED** *Gayle Henderson*  
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