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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 9 |
| SIF \$ | 0 |

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

BLDG PERMIT NO. 88132



Garage 308' x 88' PATIO 88'

BLDG ADDRESS 619 Arapahoe Way SQ. FT. OF PROPOSED BLDGS/ADDITION 308' 88'

TAX SCHEDULE NO. 2943-064-10-038 SQ. FT. OF EXISTING BLDGS 2,956'

SUBDIVISION Indian Village TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING # 2 BLK _____ LOT 52 NO. OF DWELLING UNITS:

(1) OWNER DAN & BARB ESPINOZA Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 619 Arapahoe Way USE OF EXISTING BUILDINGS House

(1) TELEPHONE 970-242-6965 DESCRIPTION OF WORK & INTENDED USE Storage

(2) APPLICANT Same ↑ TYPE OF HOME PROPOSED:

(2) ADDRESS _____ Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) GARAGE-DETACHED

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-5 Maximum coverage of lot by structures _____

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 _____

Maximum Height _____ 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 [Signature] Date 2-12-03

Department Approval Dayleen Henderson Date 2-12-03

| | | | |
|--------------------------------------------------------|--------------------|----------------------------------------|----------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting | <u>[Signature]</u> | Date | <u>2-12-03</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)

