

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

①

BLDG ADDRESS 2836 B⁴/10 SQ. FT. OF PROPOSED BLDGS/ADDITION 100

TAX SCHEDULE NO. 2943-303-113-007 SQ. FT. OF EXISTING BLDGS 1286 house

SUBDIVISION Arrowhead TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____

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

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

(1) OWNER Damon Larson

(1) ADDRESS 2836 B⁴/10

(1) TELEPHONE 254-8847

USE OF EXISTING BUILDINGS home / shed

(2) APPLICANT Damon Larson

DESCRIPTION OF WORK & INTENDED USE storage

(2) ADDRESS 2836 B⁴/10

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

(2) TELEPHONE 254-8847

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 100%

SETBACKS: Front 25' from property line (PL)
or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL

Permanent Foundation Required: YES _____ NO

Maximum Height 35' Parking Req'mt 2

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 5/22/03

Department Approval [Signature] Date 5/22/03

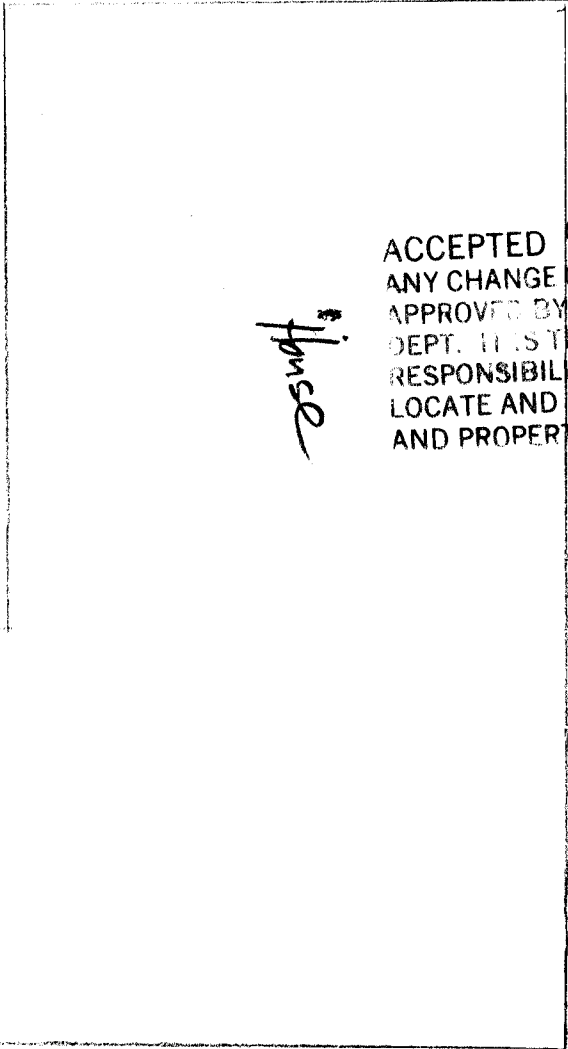
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Shed</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/22/03</u>		

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)

2838

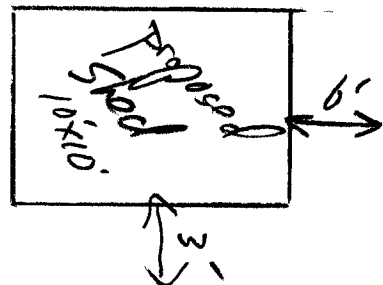
2836



house

ACCEPTED *Aishi Aragon 5/28/03*
 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.

property line



property line

2834