

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

OUSD

BLDG ADDRESS 2842 B⁴/₁₀ SQ. FT. OF PROPOSED BLDGS/ADDITION 20058.4
 TAX SCHEDULE NO. 2943-303-63-010 SQ. FT. OF EXISTING BLDGS 151058.74
 SUBDIVISION Arrowhead Acres TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Randy Foster NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS _____ USE OF EXISTING BUILDINGS Residential
 (1) TELEPHONE 241-4798 DESCRIPTION OF WORK & INTENDED USE Shed
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ 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-5 Maximum coverage of lot by structures 100%
 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 35' 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).

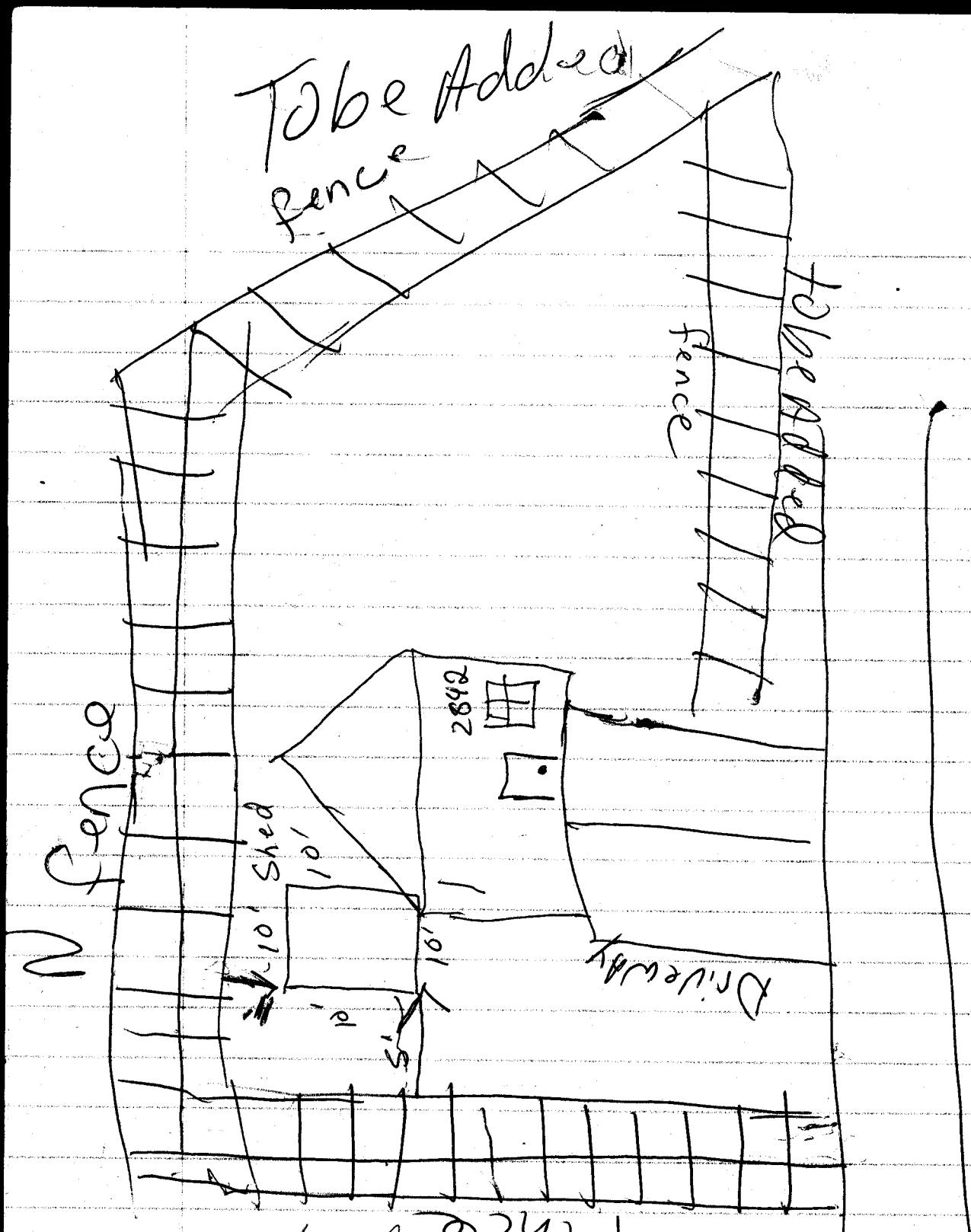
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Randy Foster Date 1/22/03
 Department Approval Mishel Wagon Date 1/22/03

Additional water and/or sewer tap fee(s) are required: YES	NO <input checked="" type="checkbox"/>	D/W/O No. _____
Utility Accounting _____	Date <u>1/22/03</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)



ACCEPTED *Alaska Oregon 1/22/03*
 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.

B⁴/10rd