

FEE \$	10.00
TCP \$	
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2288 EL MONTE CT SQ. FT. OF PROPOSED BLDGS/ADDITION 192
 TAX SCHEDULE NO. 2945-071-31-001 SQ. FT. OF EXISTING BLDGS 2450
 SUBDIVISION VISTA DEL RIO TOTAL SQ. FT. OF EXISTING & PROPOSED 2642
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER DOROTHY BEERUP
 (1) ADDRESS 2288 ELMONTE CT
 (1) TELEPHONE 970 243-0153
 (2) APPLICANT DON WATKES
 (2) ADDRESS 2288 ELMONTE CT
 (2) TELEPHONE 970-243-0153
 USE OF EXISTING BUILDINGS Res.
 DESCRIPTION OF WORK & INTENDED USE Work Shop
 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 R0 Maximum coverage of lot by structures _____
 SETBACKS: Front Can not be in front of property from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 10' 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).

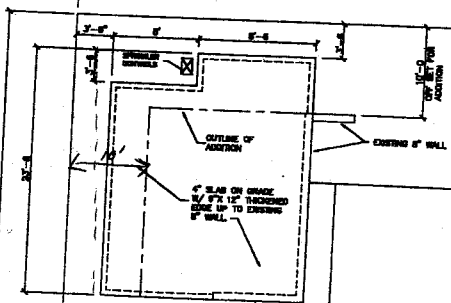
Applicant Signature Donald & Wathke Date 10-1-03
 Department Approval Wishu Pragon Date 10/1/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Don Wathke</u>		Date <u>10/1/03</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)

118'-7"



ACCEPTED *Alisa Crane PD/1/03*

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.

EXISTING RESIDENCE

90'-0"

10' utility easement

