

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 89297



Your Bridge to a Better Community

BLDG ADDRESS 2915 EL TORRO SQ. FT. OF PROPOSED BLDGS/ADDITION 1872
 TAX SCHEDULE NO. 2943 293 21 0010 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION JURENDA TOTAL SQ. FT. OF EXISTING & PROPOSED 1872
 FILING 1 BLK 2 LOT 10 NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction
 (1) OWNER DAVIS / LORENTZ NO. OF BUILDINGS ON PARCEL
 Before: — After: 1 this Construction
 (1) ADDRESS Box 2935 USE OF EXISTING BUILDINGS —
 (1) TELEPHONE 242 6185 DESCRIPTION OF WORK & INTENDED USE NEW CONST RESIDENTIAL
 (2) APPLICANT DAVIS / LORENTZ TYPE OF HOME PROPOSED:
 (2) ADDRESS SAME 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 RSF-4 Maximum coverage of lot by structures 5090
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' 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 5-1-03
 Department Approval [Signature] Date 5-1-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>pd @ OMSD #5794</u>
Utility Accounting <u>[Signature]</u>		Date <u>5-1-03</u>	

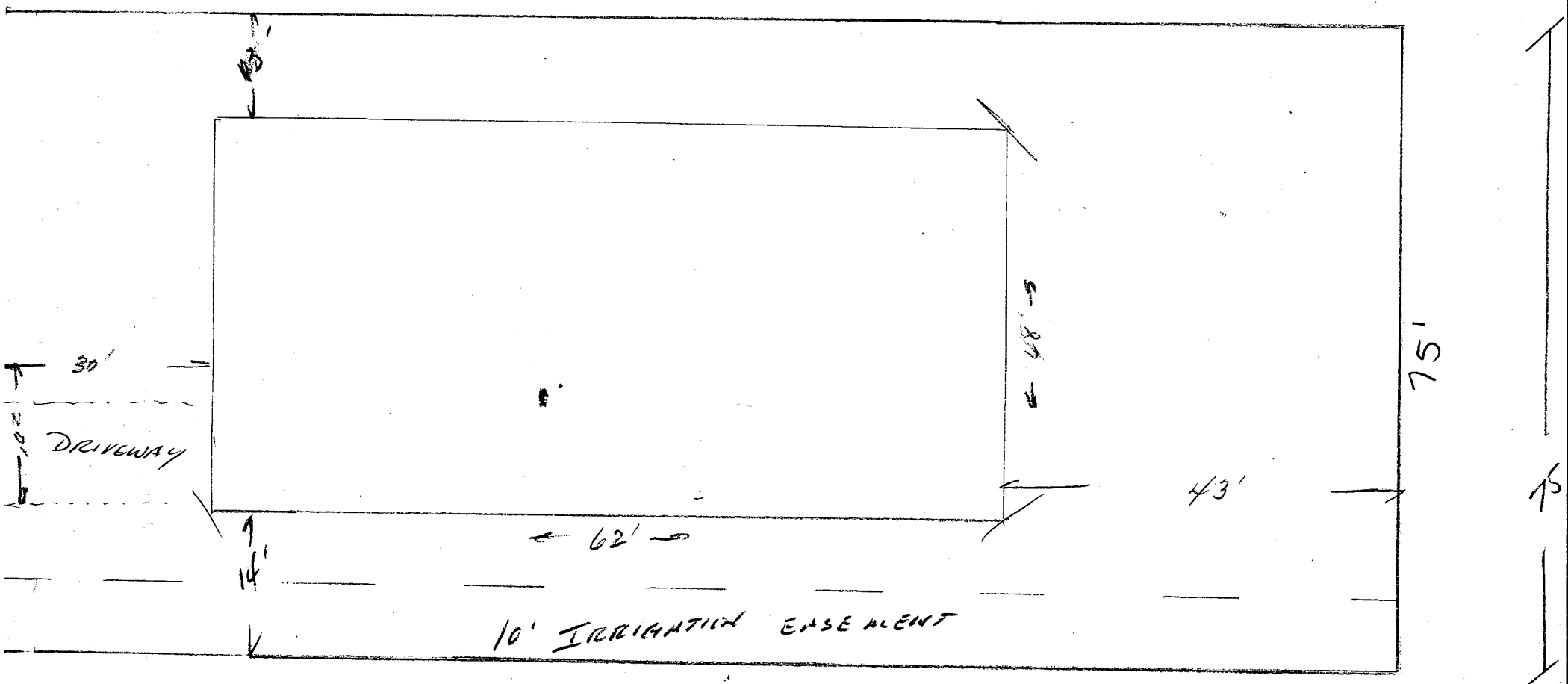
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

plc
CPL
4/28/03

E

2915 EL TORRO
2943 293 21 0010



135'

W

5-1-03
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.