

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

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

BLDG PERMIT NO. 89408



Your Bridge to a Better Community

BLDG ADDRESS 604 W Indian Creek SQ. FT. OF PROPOSED BLDGS/ADDITION 270 sq ft

TAX SCHEDULE NO. 294306410012 SQ. FT. OF EXISTING BLDGS 1700 sq ft

SUBDIVISION Indian Creek Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 1970 sq ft

FILING 1 BLK \_\_\_\_\_ LOT 66 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Tom & Sheri Scapen NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

(1) ADDRESS SAME USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 243-0358 DESCRIPTION OF WORK & INTENDED USE HAIR Salon

(2) APPLICANT JAY DILRAY TYPE OF HOME PROPOSED: 1 chair station  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 1547 17 ROAD

(2) TELEPHONE 234-9058

**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 60%

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 2

Maximum Height 35' Special Conditions Ok since Home Dec will not exceed 2500 of gross floor area

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 Jay Dilray Date 5-13-03

Department Approval C. Jane Johnson Date 5/14/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. less than 20 employees
Utility Accounting	<u>all code</u>		Date <u>5/14/03</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)

**In the Space Below Please Neatly Draw a Site Plan Showing the Following:**  
**NO ATTACHMENTS WILL BE ACCEPTED.**

- 1. An outline of the **property lines** with dimensions. .... [ ]
- 2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure..... [ ]
- 3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks)..... [ ]
- 4. All **easements** and **rights-of-way** on the property. .... [ ]
- 5. All **existing structures** on the property. .... [ ]
- 6. All **streets** adjacent to the property and **street names** ..... [ ]
- 7. All existing and proposed **driveways**..... [ ]
- 8. Location of existing and/or **proposed parking** and **number of spaces**. .... [ ]
- 9. Location of streams and/or **drainages** ..... [ ]

**Any of the above information the applicant fails to show on the drawing**

ACCEPTED *5/14/03*  
*Clare Duben*  
 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.



*604 W. INDIAN CREEK*

*50 ft. 50 ft. 626 50 ft. 136*

