

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

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

BLDG PERMIT NO. 90920



Your Bridge to a Better Community

BLDG ADDRESS 1127 Main SQ. FT. OF PROPOSED BLDGS/ADDITION 476  
 TAX SCHEDULE NO. 2945-144-24-003 SQ. FT. OF EXISTING BLDGS 1196  
 SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 1672  
 FILING \_\_\_\_\_ BLK 111 LOT 6,7  
 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 (1) OWNER Richard & Cynthia Biocic  
 (1) ADDRESS 1127 Main St.  
 (1) TELEPHONE (970) 243-5094  
 (2) APPLICANT Richard & Cynthia Biocic  
 (2) ADDRESS 1127 Main  
 (2) TELEPHONE 9702435094

USE OF EXISTING BUILDINGS Home / Storage  
 DESCRIPTION OF WORK & INTENDED USE Tear down old storage & set pre-fab new storage  
 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) Pre Fab. Storage on pad

**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-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5'/3' from PL, Rear 10'/5' 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 8-4-03  
 Department Approval Gayleen Henderson Date 8-4-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>8/4/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

Drive & Parking

Biocic 1127 main

House  
(uses 1196 sq.ft. of lot)

Existing Fence

Existing Fence



West Fence / Property Line

East Fence / Property Line

Lot is 6,450 sq.ft.  
Total building area of 1672 sq.ft.  
leaving 4778 sq.ft.

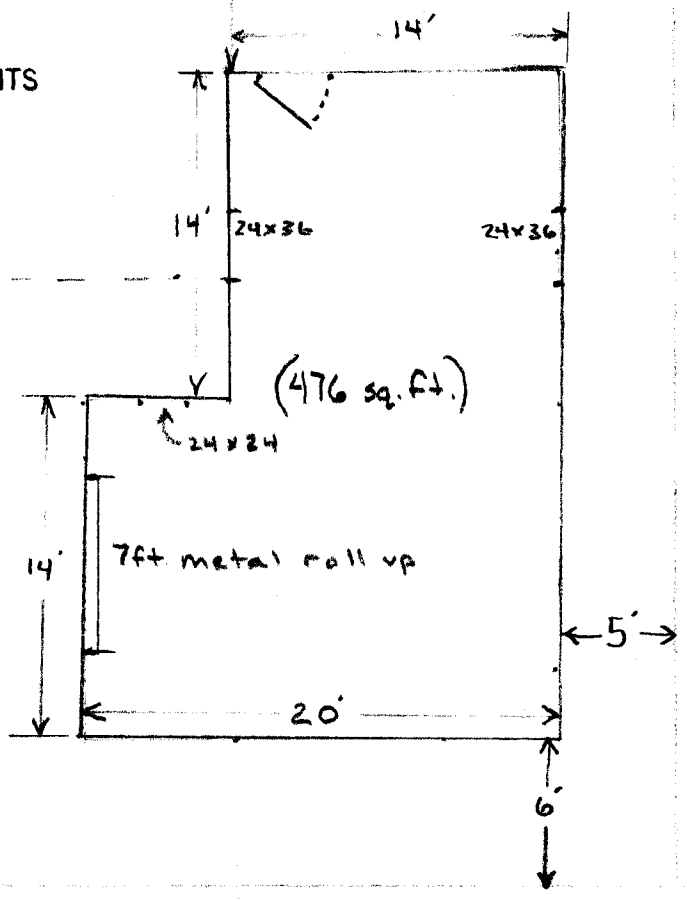
31' to House

8-4-03  
**ACCEPTED** *Gayleen 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.

Existing Fence

Parking Area

(not intended for vehicular access)



Concrete Alleyway