

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 90357



Your Bridge to a Better Community

18954-12137

BLDG ADDRESS 258 SHERMAN DR SQ. FT. OF PROPOSED BLDGS/ADDITION 864

TAX SCHEDULE NO 2945252-14-009 SQ. FT. OF EXISTING BLDGS 1064

SUBDIVISION ARTISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1928

FILING _____ BLK 19 LOT 9

NO. OF DWELLING UNITS:
 Before: 1 After: 2 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) OWNER RONALD & STELLA VIGIC

(1) ADDRESS 258 SHERMAN DR.

(1) TELEPHONE (970) 245-4911

USE OF EXISTING BUILDINGS Home

(2) APPLICANT RONALD VIGIC

DESCRIPTION OF WORK & INTENDED USE GARAGE

(2) ADDRESS 258 SHERMAN DR

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE (970) 245-4911

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 7090

SETBACKS: Front 20' 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 existing driveway

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 6-27-03

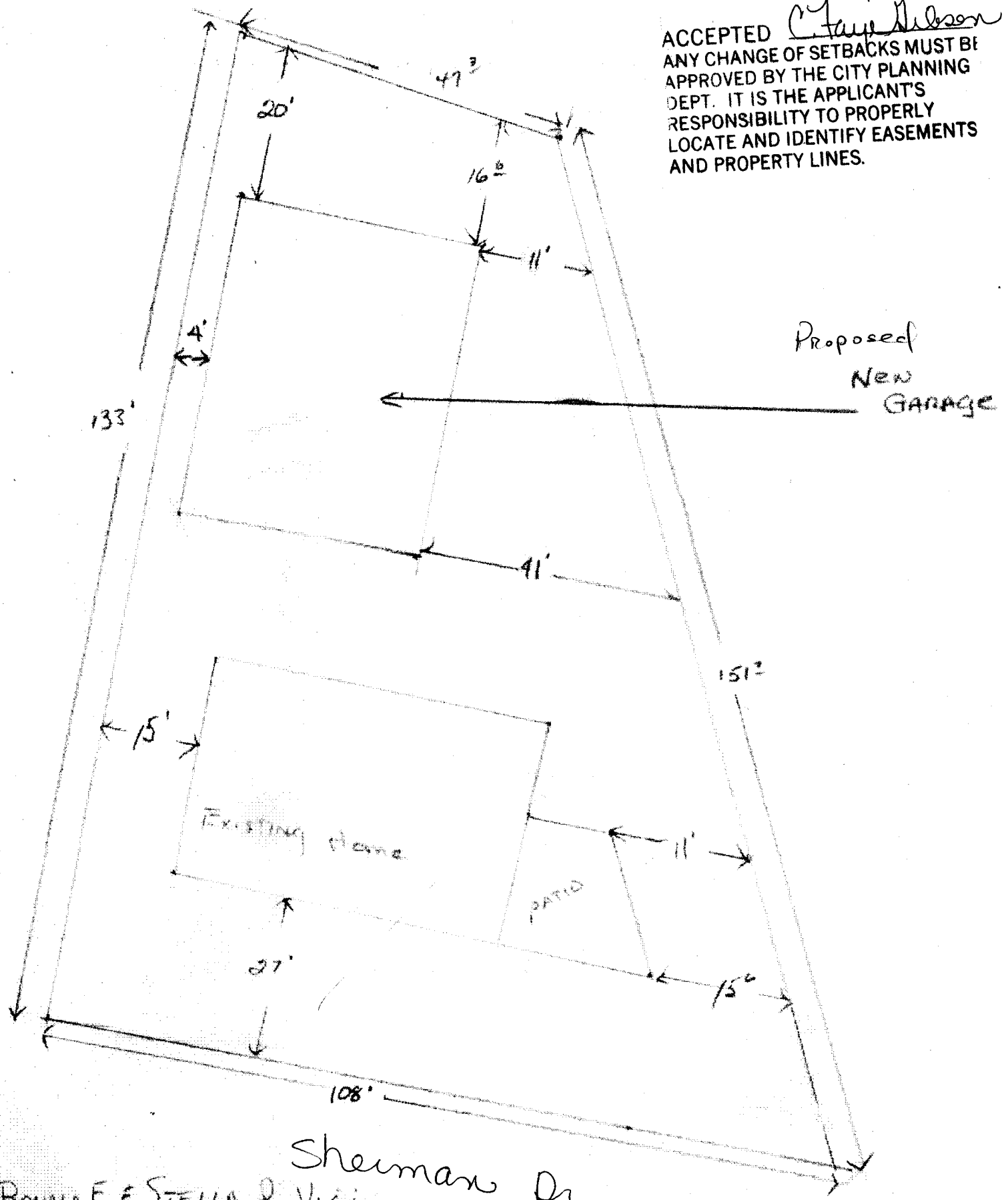
Department Approval C. Tays Gibson Date 6/27/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>no chg garage</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/27/03</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 *C. Taylor Nelson* 6/27/03
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.



Sherman Dr.

RONALD E & STELLA R. VIGIL
258 SHERRMAN DRIVE
LOT 9 BK 3 AGRISIA HEIGHTS
2945-252-14-009