

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 1234 Hermosa Ave No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2945-013-01-013 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 576  
 Subdivision Eagleton Sq. Ft. of Lot / Parcel 7492.32  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Andrew Garcia  
 Address 1234 Hermosa Ave  
 City / State / Zip Ag CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Garage / shop

**APPLICANT INFORMATION:**

Name Andrew Garcia  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 243-7267

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 3' from PL Rear 5' from PL Parking Requirement 2  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions Access along rear  
 Voting District \_\_\_\_\_ Driveway Location Approval IC may be restricted. Applicant was enjoined  
(Engineer's Initials)

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 Andrew Garcia Date 7/2/04  
 Department Approval C. Jay Hall Date 7/2/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Callisberry</u>		Date <u>7/2/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

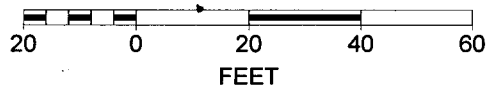
24'x24'

8'

16'



SCALE 1 : 409



ACCEPTED *Clare Hall 7/2/04*  
 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.

