

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

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

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



Your Bridge to a Better Community

BLDG ADDRESS 470 JoAlen Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1611  
 TAX SCHEDULE NO. 2943-161-00-217 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Iles TOTAL SQ. FT. OF EXISTING & PROPOSED 1611  
 FILING \_\_\_\_\_ BLK 2 LOT 12 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Anna Serrano NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 1045 Chipeta USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 241-2871 x 106 DESCRIPTION OF WORK & INTENDED USE Single Family Res.  
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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 RMF-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS C 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).

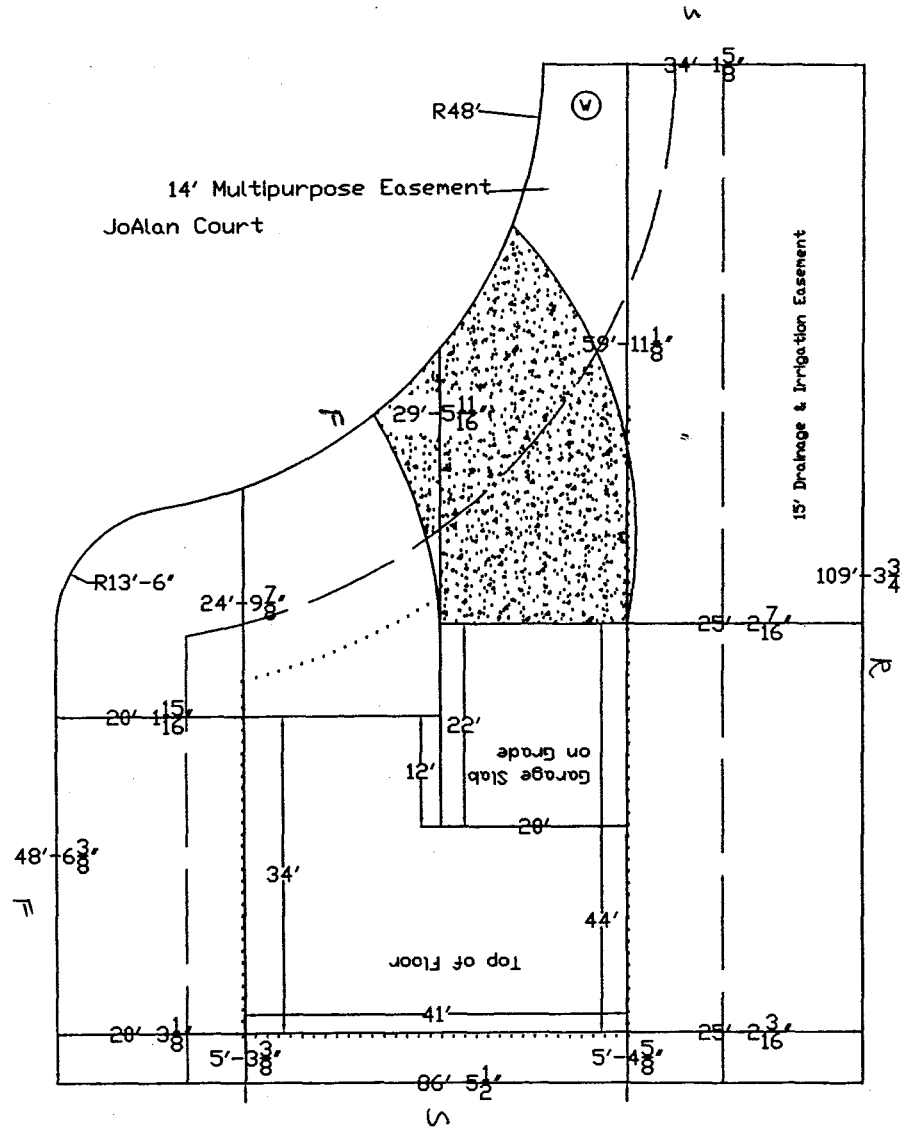
Applicant Signature Alonso Y. J. Date 11/12/03  
 Department Approval Al Gayleen Henderson Date 1-8-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>76922</u>
Utility Accounting	<u>Alonso Y. J.</u>	Date	<u>1-8-04</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)

470 JoAlan Ct.



DATE	APPROVED
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cu  
106

1-8-04 Daylen Anderson 6/14/03

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT IN THE CITY PLANNING  
DEPARTMENT OFFICE. ALL  
LOCATE AND SETBACKS MUST BE  
AND TO BE

Driveway Area Approx. 770 Sq. Ft.

	Serrano Residence	
	Istes Subdivision	SQ.FT. 7401
Lot 12 Block 2	SCALE	Housing Resources

AS