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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

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

Building Address 116 EPPS DR. No. of Existing Bldgs ~~8~~ 4 No. Proposed ~~2~~ 4  
 Parcel No. 2943-074-12-015 Sq. Ft. of Existing Bldgs 1776 Sq. Ft. Proposed 384  
 Subdivision EPPS Sq. Ft. of Lot / Parcel 20,440  
 Filing \_\_\_\_\_ Block 1 Lot 8 & 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,700  
 Height of Proposed Structure 13'

**OWNER INFORMATION:**

Name PHIL ARMENDAREZ  
 Address 116 EPPS DR.  
 City / State / Zip G.J., CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 384'

**APPLICANT INFORMATION:**

Name MOR STORAGE  
 Address 3010 I-70B  
 City / State / Zip G.J., CO 81504  
 Telephone 254-0460

**\*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 PLANNING STAFF**

ZONE R8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO   
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

**PAID**  
**DEC 01 2008**

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

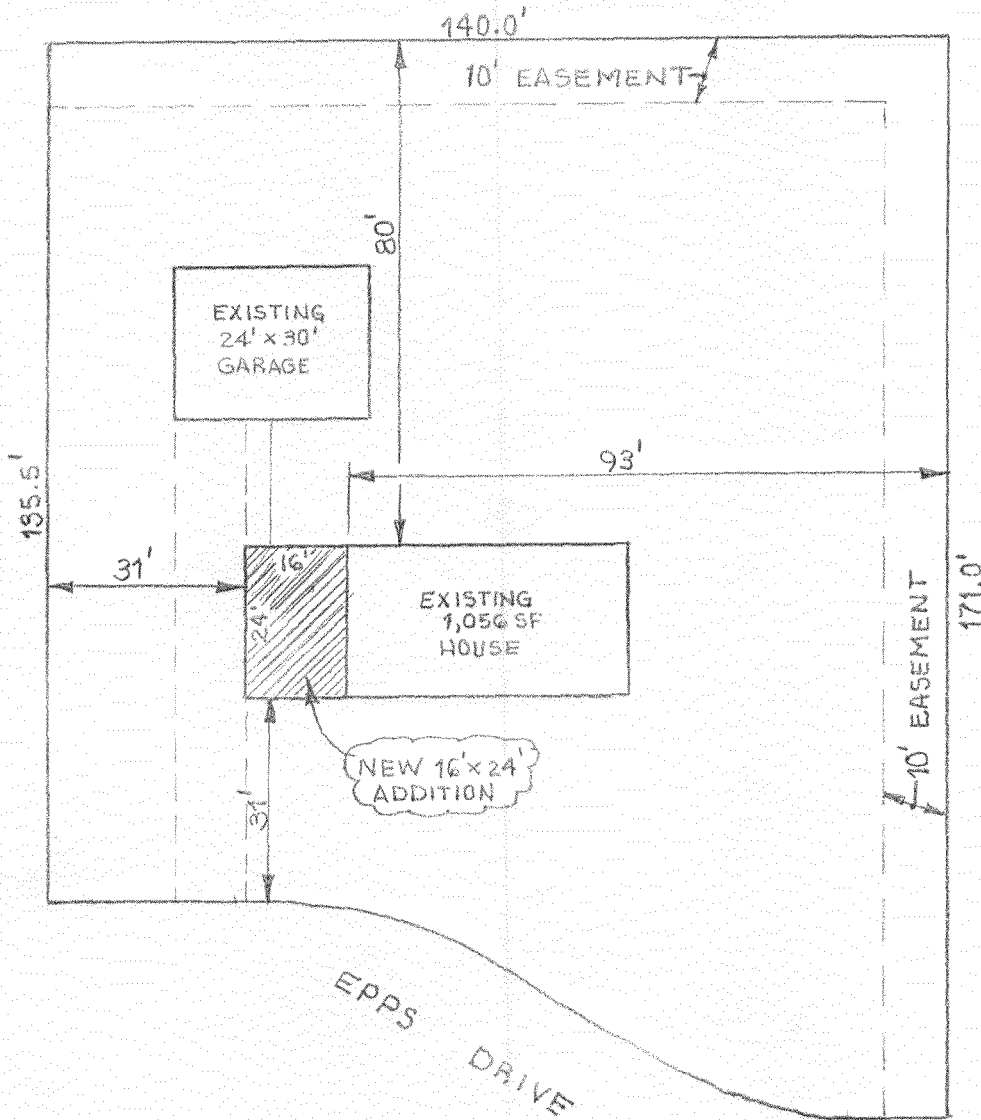
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 12-1-08  
 Planning Approval [Signature] Date 12/1/08

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>12/1/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PHIL ARMENDAREZ  
116 EPPS DR.  
G.J., CO 81501



ACCEPTED *[Signature]*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.