

FEE \$	10.00
TCP \$	\$500.00
SIF \$	—

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

BLDG PERMIT NO. 73193



Your Bridge to a Better Community

BLDG ADDRESS 671 Larkspur Lane SQ. FT. OF PROPOSED BLDGS/ADDITION 2193
 TAX SCHEDULE NO. 2945-022-08-003 SQ. FT. OF EXISTING BLDGS 15X15 Barn Shed
 SUBDIVISION Northfield Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 2193
 FILING # 2 BLK _____ LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Paula A. White NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 3005 Hill Ct. USE OF EXISTING BUILDINGS Single Family Residence
 (1) TELEPHONE 434-4393 DESCRIPTION OF WORK & INTENDED USE Single Fam Res
 (2) APPLICANT Paula A. White TYPE OF HOME PROPOSED:
 (2) ADDRESS Same 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 RSF-2 Maximum coverage of lot by structures 25%
 SETBACKS: Front _____ from property line (PL)
 or 45 from center of ROW, whichever is greater Permanent Foundation Required: YES _____ NO _____
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 32 Special Conditions _____
 CENSUS 6 TRAFFIC 28 ANNEX# _____

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 Paula White Date Dec 8, 1999
 Department Approval Ronnie Edwards Date 12/9/99

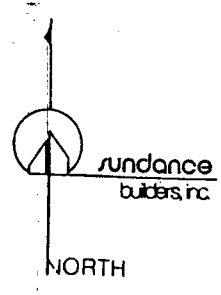
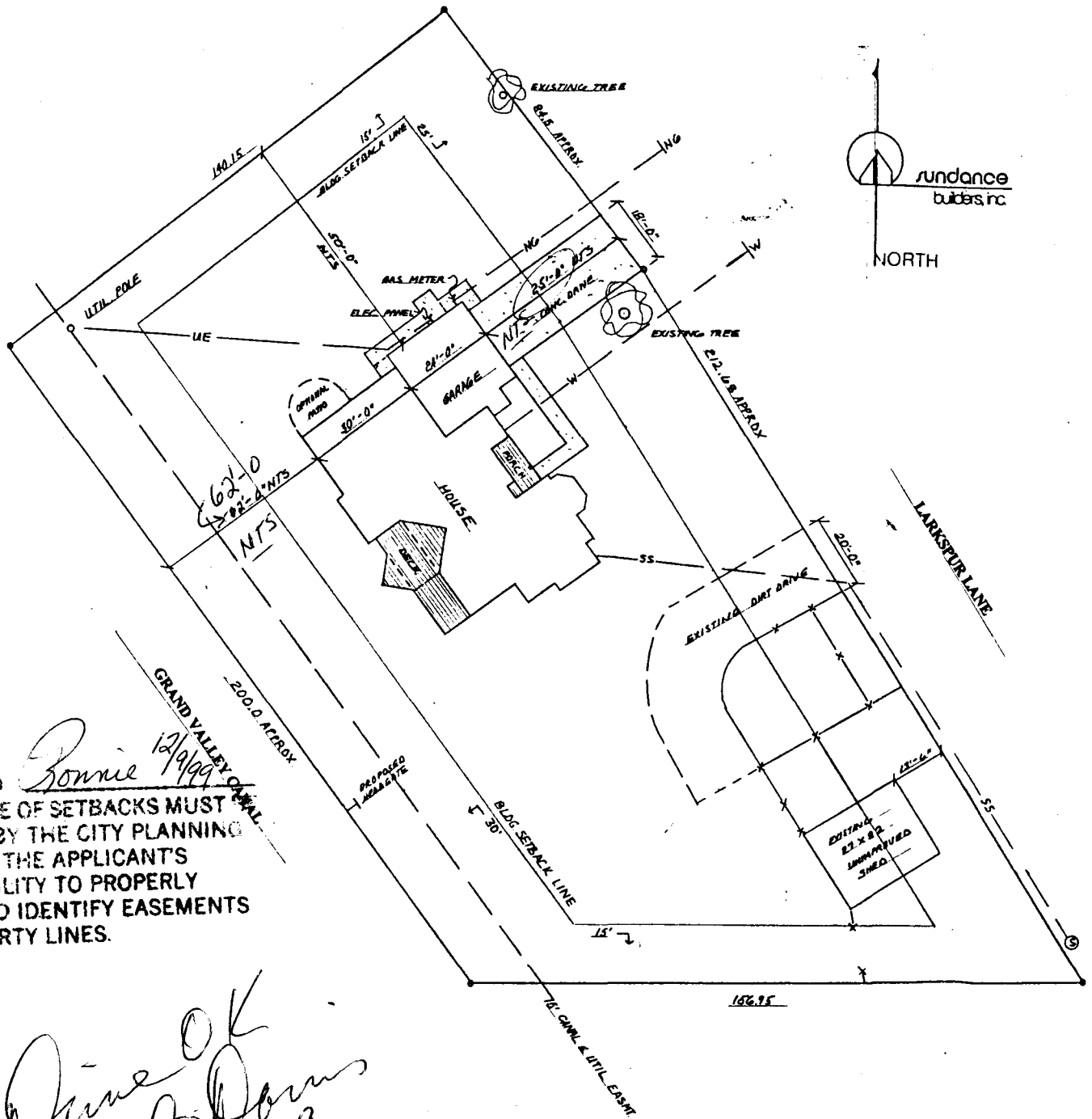
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12731</u>
Utility Accounting <u>Blank</u>		Date	<u>12/9/99</u>

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)

Sundance Builders, Inc.
 3005 Hill Court
 Grand Junction, CO 81504
 (970) 434-1353 Phone/FAX

OWNER: Paula & Michael White
 JOB ADDRESS: 671 Larkspur Lane



ACCEPTED *Ronnie* 12/9/99
 ANY CHANGE OF SETBACKS MUST
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

*Done OK
 Rick Dennis
 12-8-99*

*54
 25
 79*

*170
 79
 61*