

FEE \$	10 <sup>-</sup>
TCP \$	500 <sup>-</sup>
SIF \$	292 <sup>-</sup>

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

BLDG PERMIT NO. 78805



Your Bridge to a Better Community

*Call when ready*

BLDG ADDRESS 203 1/2 Dream SQ. FT. OF PROPOSED BLDGS/ADDITION 1560 + 500

TAX SCHEDULE NO. 2943-294-17-00 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Chapata Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 1560 + 500

FILING 1 BLK 4 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER LARSON NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2205 Mesquite Ave USE OF EXISTING BUILDINGS RES

(1) TELEPHONE 245-9657 DESCRIPTION OF WORK & INTENDED USE NEW

(2) APPLICANT Terry Larson TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS Same *cell 260-0450*

(2) TELEPHONE Same

**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 PR3.9 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 15 from PL, Rear 15' from PL Parking Req'mt 2

Maximum Height \_\_\_\_\_ Special Conditions ACC Approval Req'd

CENSUS 13 TRAFFIC 82 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 Terry Larson Date 2-09-00

Department Approval Gronnie Edwards Date 2/9/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12849</u>
Utility Accounting	<u>Robi Overholt</u>	Date	<u>2/9/00</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)