

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

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

NH
 BLDG PERMIT NO. 74383



Your Bridge to a Better Community

BLDG ADDRESS 2333 S. FALCON POINT CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2450

TAX SCHEDULE NO. 2945-083-24-015 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SOUTH RIM TOTAL SQ. FT. OF EXISTING & PROPOSED 2450

FILING 3 BLK 2 LOT 15 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 981 25 ROAD USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 260-2088 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY DWELLING

(2) APPLICANT SAME TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 1

(2) TELEPHONE _____

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 PR-3.5 Maximum coverage of lot by structures _____

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES Y NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20 from PL Parking Req'mt _____

Maximum Height _____ Special Conditions _____

CENSUS _____ TRAFFIC _____ 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).

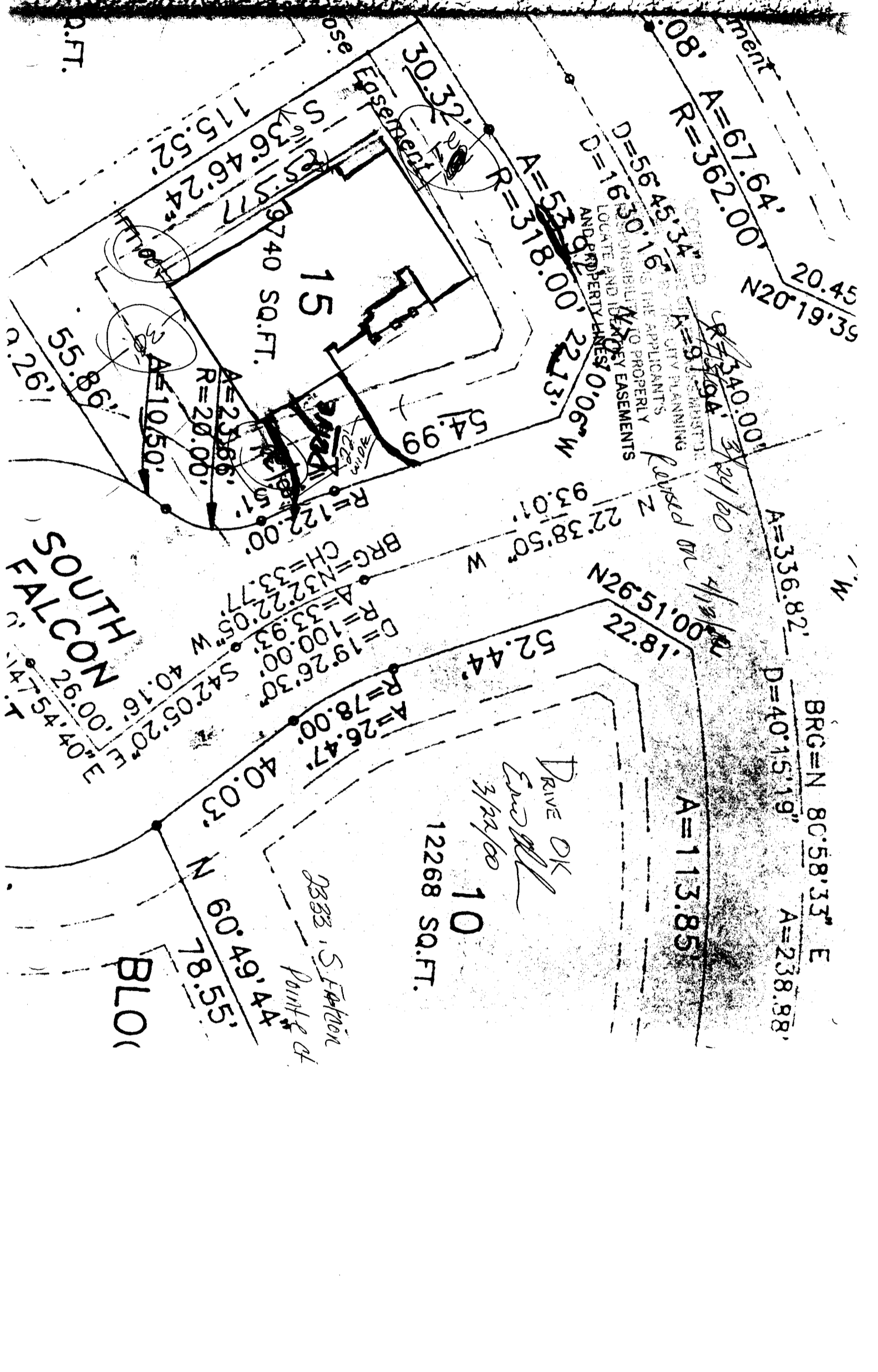
Applicant Signature [Signature] Date 3-22-00

Department Approval [Signature] Date 3/24/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12967</u>
Utility Accounting <u>Kate Hart</u>		Date <u>3/24/00</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)



**SOUTH
NO. 10
SEALCON**

BLO

DRIVE OK
Edward
 3/22/00
10
 12268 SQ.FT.

2333 S. FULTON
 Point of

TO BE FORWARDED TO THE APPLICANTS
 TO LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

Revised on 4/12/00
 3/22/00

BRG=N 80°58'33" E
 D=40'15'19" A=238.88'

A=113.85'

A=336.82'

N26°51'22.8"

22°38'50" W
 93.01'

22°13'06" W
 2213.3'

A=318.00'
 R=531.8.00'

A=67.64'
 R=362.00'

20.45
 N20°19'35"

9740 SQ.FT.

15

54.99'

A=255.66'
 R=20.00'

A=105.50'
 R=20.00'

175.52'

115.52'

30.32'

2.0 FT.