

Single family new Home

FEE \$	10.00
TCP \$	-
SIF \$	292.00

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

BLDG PERMIT NO. 73962



Your Bridge to a Better Community

BLDG ADDRESS 661 Jubilee Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2655 Sqft.
 TAX SCHEDULE NO. 2945-021-18-003 SQ. FT. OF EXISTING BLDGS None
 SUBDIVISION Cherry Hills TOTAL SQ. FT. OF EXISTING & PROPOSED 2655
 FILING _____ BLK _____ LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER TRIPLE D CONSTRUCTION NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 0 this Construction
 (1) ADDRESS 2448 Ruby Mesa Ct. USE OF EXISTING BUILDINGS None
 (1) TELEPHONE 970-241-9225 DESCRIPTION OF WORK & INTENDED USE New House
 (2) APPLICANT GERARD & JAY DuCROY TYPE OF HOME PROPOSED:
 (2) ADDRESS 2448 Ruby-Mesa Ct. Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970 - 241-9225. _____ 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-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or 45 from center of ROW, whichever is greater
 Side 7' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions (no plot plan was left)
 CENSUS 10 TRAFFIC 20 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 **PAYD** has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

PAYD
MAR 16 2000
OMC

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 Jay DuCroy Date 2-14-00
 Department Approval Pat PJ Date 3-16-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>2943</u>
Utility Accounting	<u>OMC</u>	Date	<u>3/16/00</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)