

FEE \$	10 <sup>00</sup>
TCP \$	198 <sup>00</sup>
SIF \$	292 <sup>00</sup>

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

BLDG PERMIT NO. 70224



Your Bridge to a Better Community

BLDG ADDRESS 2487 Lake Park Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1536

TAX SCHEDULE NO. 2701-334-32-008 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 1536

FILING 1 BLK 2 LOT 8

NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) OWNER Terry Davis

(1) ADDRESS 1436 Cherry Ln Delta

USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 970 874-1247

DESCRIPTION OF WORK & INTENDED USE New Single Family

(2) APPLICANT Same

TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) \_\_\_\_\_

(2) ADDRESS |

(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 PD-8

Maximum coverage of lot by structures 45%

SETBACKS: Front 15' 20'-garage from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO

Side 10' from PL, Rear 5-5' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions \_\_\_\_\_

CENSUS 9 TRAFFIC 4 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 Davis

Date 8/1/00

Department Approval C. Jay Gibson

Date 8/2/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13296</u>
Utility Accounting	<u>Edi Oberholt</u>	Date	<u>8/2/00</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)

NOTICE:  
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS  
AND DIMENSIONS PRIOR TO CONSTRUCTION.

FOUNTAIN GREENS  
LOT 8  
BLOCK 2

2487 Lake Park Dr  
GJ 81305

LOCHWOOD CT

DRIVE OK  
AS REDLINED

EH  
8/1/00

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

