

FEE \$	10 ⁰⁰
TCP \$	317 ⁰⁰
SIF \$	584 ⁰⁰
	<u>911⁰⁰</u>

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

BLDG PERMIT NO. 77362



Your Bridge to a Better Community

BLDG ADDRESS 2499 LAKE PARK CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2488

TAX SCHEDULE NO. 2701-334-31-010 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION FOUNTAIN GREENS SUB. TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 1 LOT 10

NO. OF DWELLING UNITS:
 Before: 0 After: 2 this Construction

(1) OWNER Shuman's LLC

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS _____

USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 245-4266

DESCRIPTION OF WORK & INTENDED USE Duplex

(2) APPLICANT LOPEZ CONST.

2 BED ROOM UNITS

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

(2) ADDRESS 3032 - E 1/2 Rd GrandJct
81504.

(2) TELEPHONE 434-5954

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 PR8

Maximum coverage of lot by structures 45%

SETBACKS: Front 20' ^{@ garage} from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 10'5" from PL, Rear 20' from PL

Parking Req'mt 2/unit

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 Chuck Lopez Date 00-

Department Approval Ronnie Edwards Date 11-6-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>13517/18</u>
Utility Accounting <u>K Hart</u>		Date <u>11/6/00</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)

ACCEPTED
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.

Ronnie 11/6/00

S89°48'31"W

76.55' 7.53'

← 42' →

UNIT
A

20'

↑ 30'
↓

SIDE WALK

↑ 20'
↓ 20'
DRIVE

← 43' →

2-CAR
GARAGE

COVERED
PATIO

← 10' →

Duplex

↑ 20'
↓ 20'
DRIVE

← 43' →

↑ 20'
↓

2-CAR
GARAGE

STORAGE

STORAGE

COVERED
PATIO

11617 st

Multipurpose Easement

117.53'

DRIVE OK
EH
10/23/00

SIDE WALK

↑ 30'
↓

UNIT
B

← 20' →

← 42' →

S89°49'37"W 85.13'

29.91'

35.13'