

FEE \$	10
TCP \$	158.50
SIF \$	292.00

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

BLDG PERMIT NO. 77267



Your Bridge to a Better Community

BLDG ADDRESS 2496 B Lark Park Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1150 A
TAX SCHEDULE NO. 2701-334-31-008 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Fountain Green TOTAL SQ. FT. OF EXISTING & PROPOSED 2550 A
FILING 1 BLK 1 LOT 8 NO. OF DWELLING UNITS:
Before: 0 After: 2 this Construction
(1) OWNER STEKTON CONSTRUCTION INC. NO. OF BUILDINGS ON PARCEL
Before: _____ After: _____ this Construction
(1) ADDRESS PO Box 4247 USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE 245-9008 DESCRIPTION OF WORK & INTENDED USE Now Home
(2) APPLICANT STEKTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:
(2) ADDRESS PO Box 4247 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE 245-9008 _____ 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 PF-8 Maximum coverage of lot by structures 45%
SETBACKS: Front 20' @ garages from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 5' from PL, Rear 10' from PL Parking Req'mt 2
Special Conditions _____
Maximum Height 32' 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).

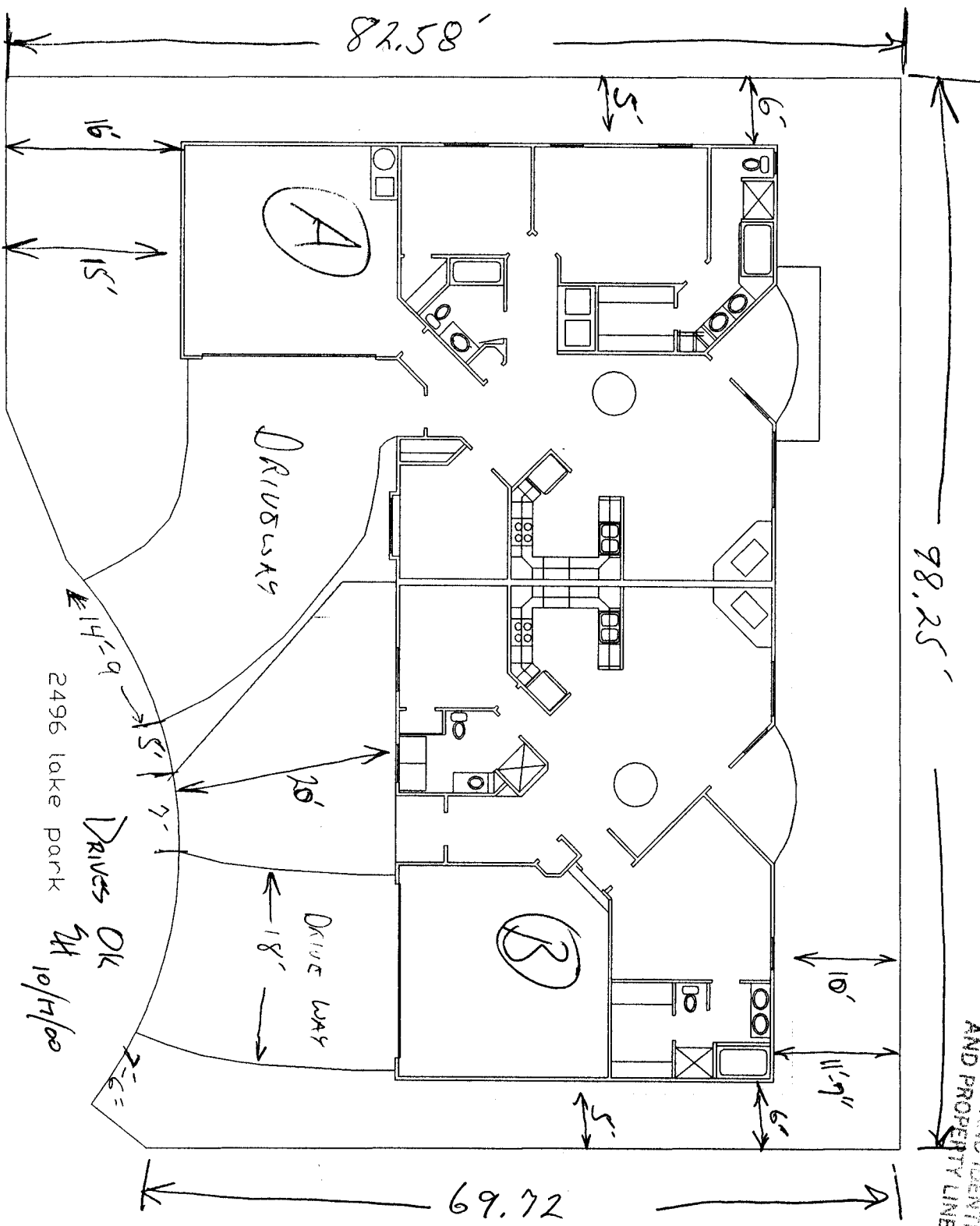
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include, but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10/16/00
Department Approval Ronnie Edwards Date 10-19-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13465</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10-19-00</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
 ASSUMES
 ALL RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Rennie
 10/19/00