

FEE \$	10 ⁰⁰
TCP \$	198 ⁰⁰
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 77883



Your Bridge to a Better Community

BLDG ADDRESS 713 Lochwood CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1899
 TAX SCHEDULE NO. 2701-334-32-011 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 1899
 FILING 1 BLK 2 LOT 11 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Terry Davis NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 1436 Cherry Lane USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 970 874-1247 DESCRIPTION OF WORK & INTENDED USE home
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ _____ 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 PD-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side N-5' SE-10' from PL, Rear 10' from PL Parking Req'mt _____
 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 11/28/00
 Department Approval Santa J Costello Date 11/29/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>3573</u>
Utility Accounting	<u>CM orrell Cole</u>	Date	<u>11/29/00</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)

