

FEE \$	10 ⁻
TCP \$	198 ⁻
SIF \$	292 ⁻

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

BLDG PERMIT NO. 76818



Your Bridge to a Better Community

BLDG ADDRESS 715 Lochwood way SQ. FT. OF PROPOSED BLDGS/ADDITION 1830 + 576^{Garage}

TAX SCHEDULE NO. 2701-334-32-02 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Fontana Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 1830 + 576^{Garage}

FILING 1 BLK 2 LOT 12 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER LARSON, LARSON ENT NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2205 Mescalero Ave USE OF EXISTING BUILDINGS Scrap

(1) TELEPHONE 245-9657 DESCRIPTION OF WORK & INTENDED USE NEW

(2) APPLICANT TERRY L LARSON TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2205 Mescalero

(2) TELEPHONE 245-9657

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 PR 8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' for garage 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

Maximum Height 32' Special Conditions _____

CENSUS 9 TRAFFIC 4 ANN# _____

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).

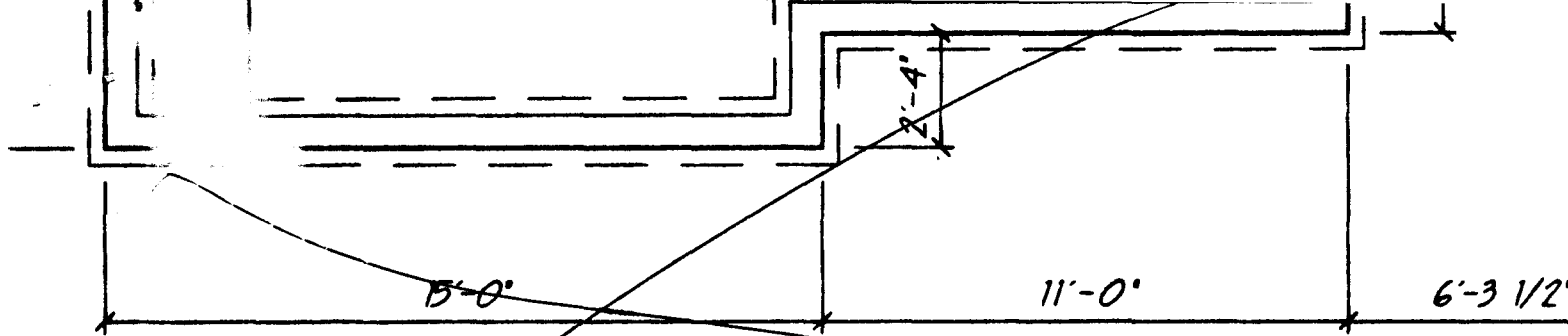
Applicant Signature [Signature] Date 8-19-00

Department Approval [Signature] Date 9-19-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13380</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9-19-00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

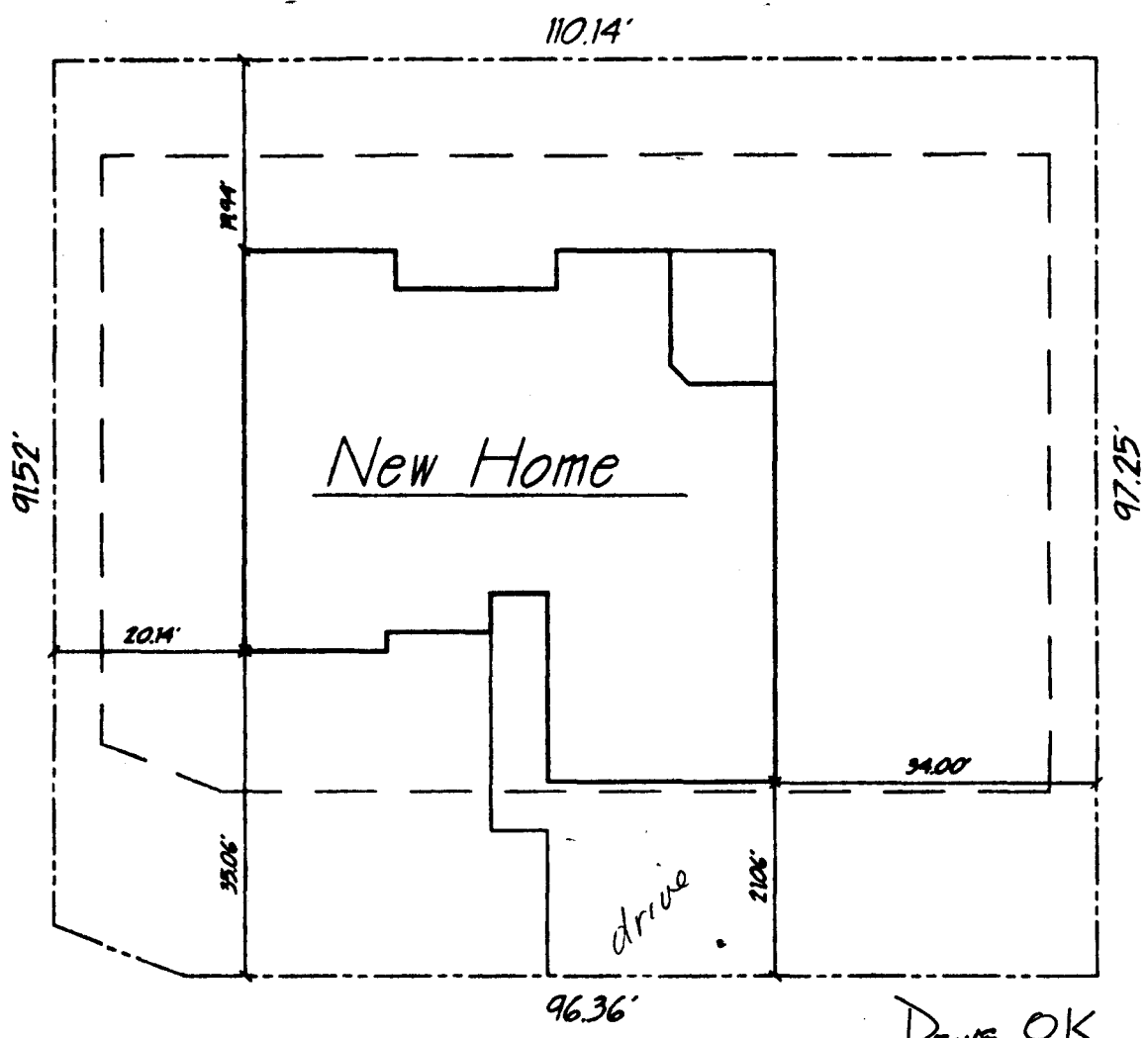
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Foundation Plan

SCALE: 1/4" = 1'-0"

ACCEPTED *Bonnie* 9/19/00
 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.



cut-de-sue

915

Lockwood Way

DRIVE OK
 SH
 9/18/00