

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	292 ⁻

802 total



BLDG PERMIT NO. 75028

FP-1999-136

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS Twelfth Ct Lot 6 TAX SCHEDULE NO. 2701-354-00-084
 SUBDIVISION Twelfth Court SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1849
 FILING _____ BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Merritt Construction NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1420 Motor St. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-241-5164 USE OF EXISTING BLDGS NEW RES
 (2) APPLICANT Merritt Construction DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 1420 Motor St.
 (2) TELEPHONE 970-241-5164 NEW RES

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 RSF-4 Maximum coverage of lot by structures _____
 SETBACKS: Front 23' 20' from property line (PL) Parking Req'mt 2/unit
 or _____ from center of ROW, whichever is greater
 Side 7' from PL Rear 30' 25' from PL Special Conditions Building Envelopes
 Maximum Height 32' CENSUS 10 TRAFFIC 17 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 5-1-00

Department Approval Ronnie Edwards Date 5-5-00

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 13082

Utility Accounting [Signature] Date 5/5/00

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

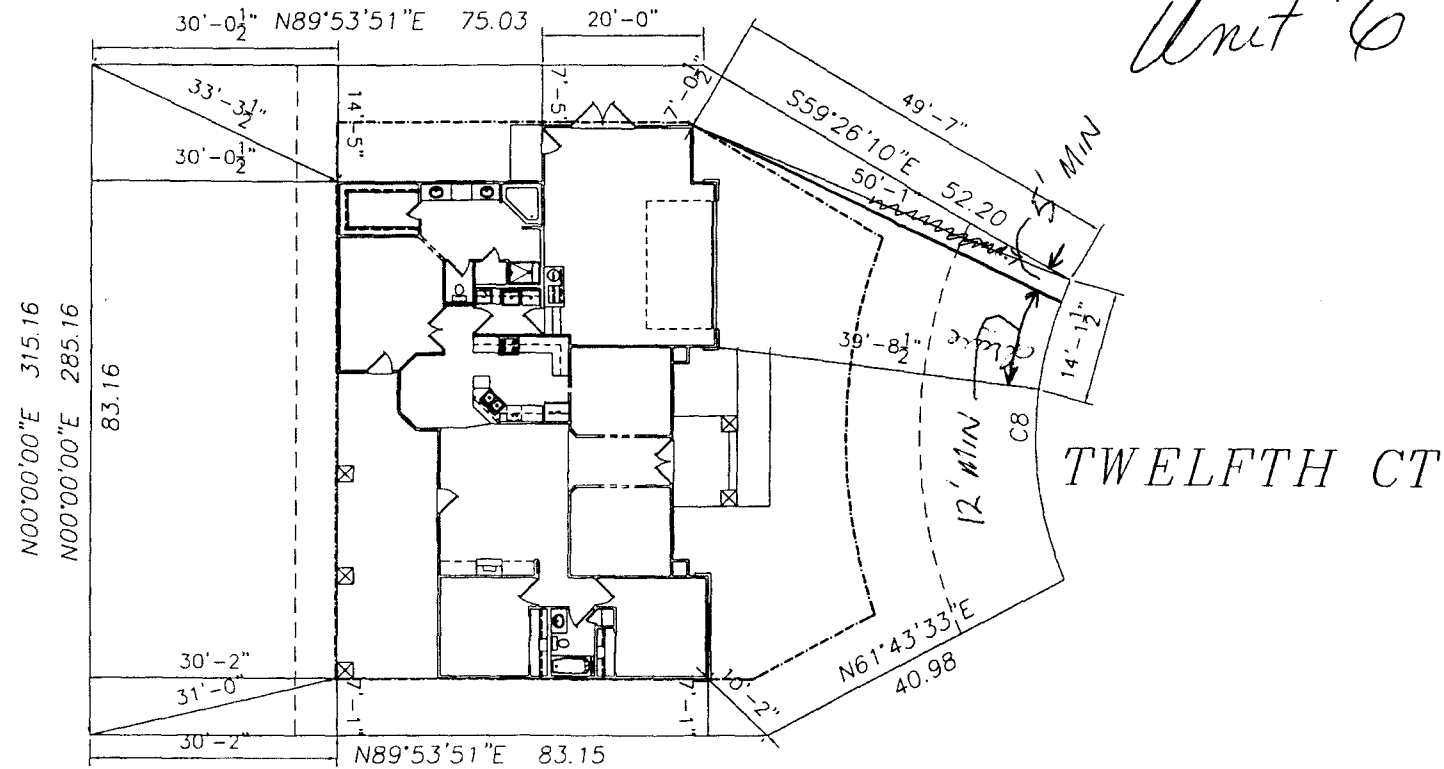
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

TWELFTH COURT LOT 6

8905.7 SQ. FT.
0.20 ACRES

Unit #6



ACCEPTED *Ronnie 5/5/00*
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.

DRIVE OK AS REDESIGNED
Eric [Signature]
5/1/00