

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 79849



Your Bridge to a Better Community

BLDG ADDRESS 3216 BURRO LN. LN. SQ. FT. OF PROPOSED BLDGS/ADDITION 2600

TAX SCHEDULE NO. 2945-302-07-029 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION MONUMENT VALLEY TOTAL SQ. FT. OF EXISTING & PROPOSED 2600

FILING 5 BLK 1 LOT 29

NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction

(1) OWNER STEPHEN + SUSAN MOORE

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

(1) ADDRESS 2575 GALLEY LN. LN.

USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 245-4924

DESCRIPTION OF WORK & INTENDED USE HOME CONSTRUCTION

(2) APPLICANT SAME

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

(2) ADDRESS _____

(2) TELEPHONE _____

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

Maximum coverage of lot by structures _____

SETBACKS: Front 40' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 35' from PL, Rear 35' from PL

Parking Req'mt 2

Maximum Height _____

Special Conditions _____

CENSUS 1401 TRAFFIC 64 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 Stephen K Moore
 Department Approval Misha Aragon

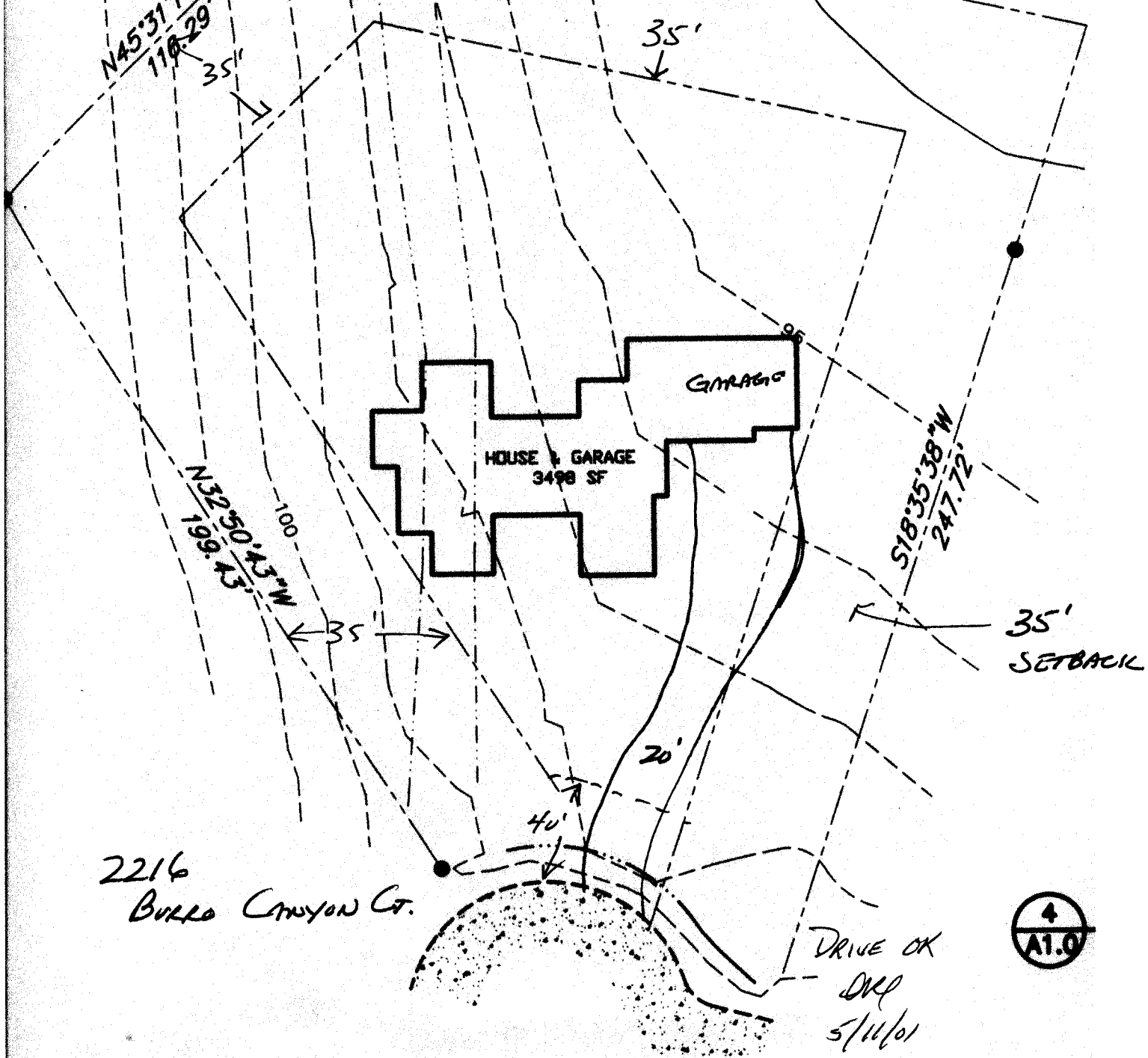
Date 5/10/01
 Date 2/14/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13959</u>
Utility Accounting <u>l. Bensley</u>	Date <u>5/14/01</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 *Wade Grogan 5/14/01*
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.



2216
Burke Canyon Ct.

DRIVE OK
DWP
5/16/01

