

FEE \$	10.00
TCP \$	0
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 82700



Your Bridge to a Better Community

BLDG ADDRESS 3077 Canyon Land Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1656

TAX SCHEDULE NO. 2943-161-95-008 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Fruitvale Meadow TOTAL SQ. FT. OF EXISTING & PROPOSED 1656

FILING _____ BLK 1 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Kyle Berger NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 654 Patricia Dr. GS USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 241-2871 ext. 28 message DESCRIPTION OF WORK & INTENDED USE SF Residential

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

(2) ADDRESS A

(2) TELEPHONE ABOVE

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 RMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req't 2

Maximum Height 35' Special Conditions 10 access to 30 3/4 Rd + 1/2 allowed.

CENSUS 8 TRAFFIC 57 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 12/19/2001

Department Approval Gaylean Henderson Date 12-26-01

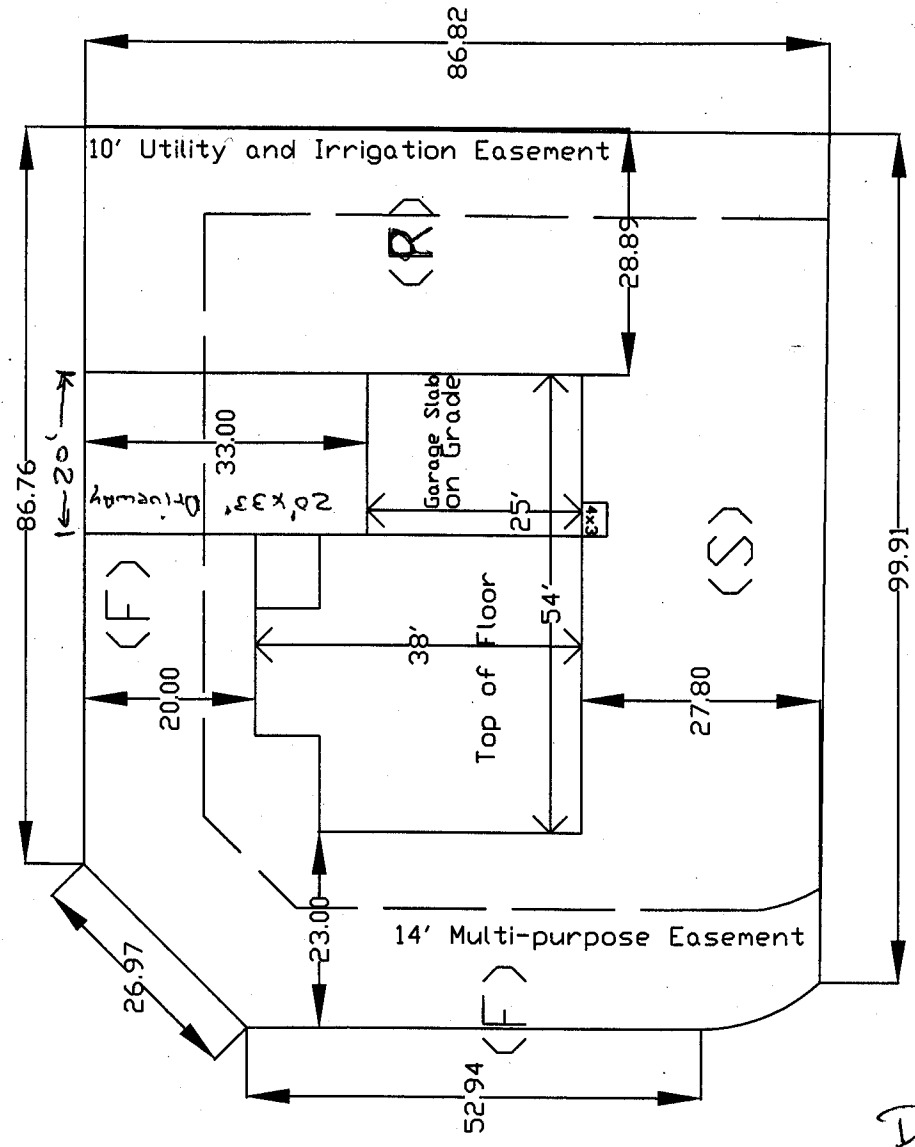
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14452</u>
Utility Accounting	<u>Kate Ebbery</u>	Date	<u>12/26/01</u>

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)

12-26-01
 ACCEPTED *Gayle Henderson*
 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.

Canyon Land Dr.



S. Sun Ct.

DRWE OK

DW
 12/21/09

HB *KS*

Berger Residence	
3077 Canyon Land Dr.	
Lot 8	Fruitvale Meadows SQ.FT. 8908
Block 1	SCALE The Energy Office