

FEE \$ Pd w/ FPA
TCP \$ _____
SIF \$ _____

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

BLDG PERMIT NO. 80031
 FPA-2001-075

Your Bridge to a Better Community

BLDG ADDRESS 517 1/2 Eastgate Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 8 x 24 192 sq ft
 TAX SCHEDULE NO. 2943-073-30-001 SQ. FT. OF EXISTING BLDGS ~ 1250 sq ft
 SUBDIVISION Eastgate Townhomes TOTAL SQ. FT. OF EXISTING & PROPOSED 1450 sq ft
 FILING 3 BLK _____ LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Jack McCracken NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 517 1/2 Eastgate Court USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 245-4369 DESCRIPTION OF WORK & INTENDED USE construct solarium addition
 (2) APPLICANT Harris Constr / Mike Mora TYPE OF HOME PROPOSED:
 (2) ADDRESS 3250 Oakland St #G Site Built _____ Manufactured Home (UBC)
Aurora CO _____ Manufactured Home (HUD)
 (2) TELEPHONE (303) 340-5770 x 8 _____ 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 Maximum coverage of lot by structures _____
 SETBACKS: Front NA from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side Bldg envelope from PL, Rear 12' & 20' from PL Parking Req'mt _____
per approved plan Special Conditions Per FPA-2001-075 Approval
 Maximum Height _____ CENSUS 6 TRAFFIC 30 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 Michael J. Mora Date 5-24-01
 Department Approval Kirsten L. Arledge Date 5/23/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Debi Overhaug</u>	Date	<u>5/24/01</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 *KKA 5/23/01*
AND CHANGE OF SETBACKS
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

*Proposed Solarium
8' x 24'*

500'01'47"W 20'

utility easement

58'54"W 176.00

PHASE ONE
PHASE TWO

Appx. 12'

10315

Appx. 20'

10' utility easement

B L O C K

1

5

4

3

10' utility easement

10338 10353

107.75

10361 10529 104.00

107.03

proposed 8" pvc sewer line

proposed 8" water line

10388

103.50

103.5

105

10' utility easement