

FEE \$	10.00
TCP \$	198.00
SIF \$	292.00

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

BLDG PERMIT NO. 82007



Your Bridge to a Better Community

BLDG ADDRESS 708 EIDER CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1512

TAX SCHEDULE NO. 2701-334-32-004 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Fountain GREENS TOTAL SQ. FT. OF EXISTING & PROPOSED 1512

FILING 1 BLK 2 LOT 4

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) OWNER SUSAN MEASON

(1) ADDRESS 697 CASCADE DR.

(1) TELEPHONE 243-7439

(2) APPLICANT LOPEZ CONST.

(2) ADDRESS 3032-E 1/2 RD.

(2) TELEPHONE 434-5954, 234-9451

USE OF EXISTING BUILDINGS NA

DESCRIPTION OF WORK & INTENDED USE Single Family RES.

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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

SETBACKS: Front 15' ~~20'~~ ^{Garage only} from property line (PL)
or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL

Maximum Height 32'

Maximum coverage of lot by structures 45%

Permanent Foundation Required: YES NO

Parking Req'mt 2

Special Conditions _____

CENSUS 9 TRAFFIC 4 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).

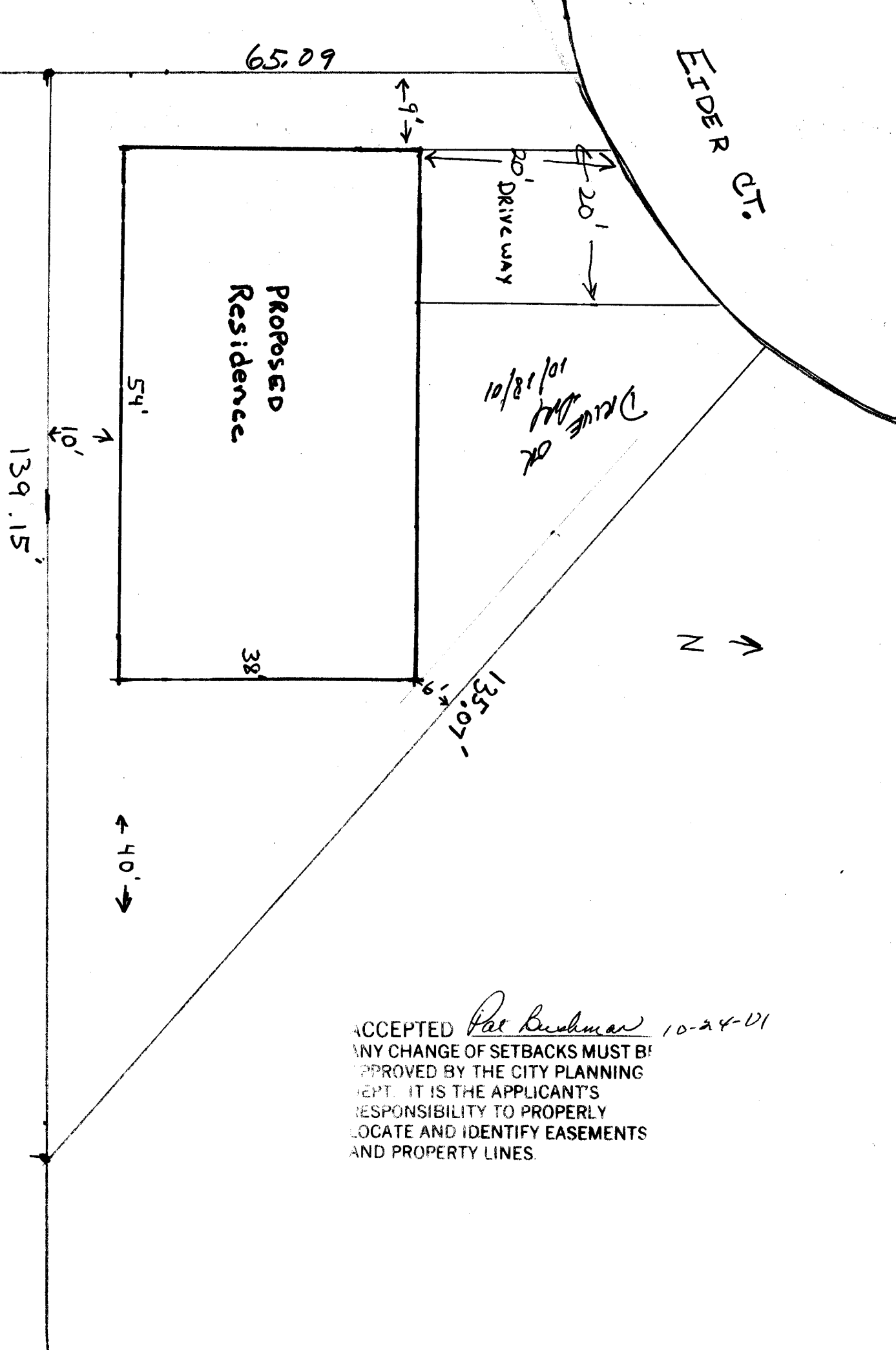
Applicant Signature Chel Long Date Oct-24-01

Department Approval Pat Bushman Date 10-24-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14330</u>
Utility Accounting	<u>Kate Elsberry</u>	Date	<u>10/24/01</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 *Pat Bushman* 10-24-01
 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.