

FEE \$	10.00
TCP \$	450.00
SIF \$	292.00

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

BLDG PERMIT NO. 79282



Your Bridge to a Better Community

BLDG ADDRESS 3029 Flamecrest SQ. FT. OF PROPOSED BLDGS/ADDITION 1426

TAX SCHEDULE NO. 2943-143-59-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Mountain Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 0

FILING 1 BLK 1 LOT 2 NO. OF DWELLING UNITS:

(1) OWNER Custom Quality Homes Before: 0 After: 1 this Construction

(1) ADDRESS 2394 SAYRE DR. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 241 0325 Before: 0 After: 1 this Construction

(2) APPLICANT Tom Heil's USE OF EXISTING BUILDINGS _____

(2) ADDRESS 2394 SAYRE DR. DESCRIPTION OF WORK & INTENDED USE New Home.

(2) TELEPHONE 241 0325 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 RSF-4

Maximum coverage of lot by structures 5090

SETBACKS: Front 20' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 11 TRAFFIC 402 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 Thomas N. N. N. Date 4/3/01

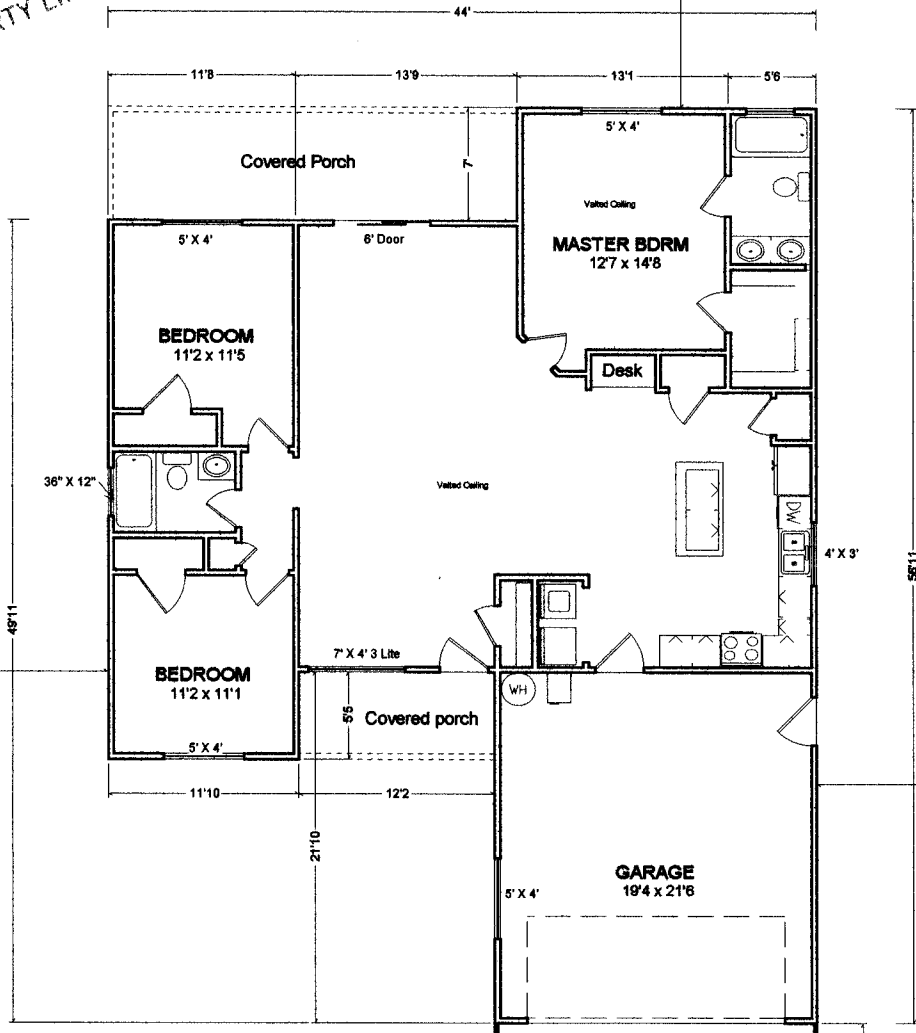
Department Approval Misha Wagner Date 4/4/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>98112</u>
Utility Accounting	<u>Retha Anavek</u>	Date	<u>4-4-01</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 Pragon 4/4/01*
 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.



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DRIVE OK
 DAP
 4/3/01

DRIVEWAY.