

FEE \$	10 ⁰⁰
TCP \$	198 ⁰⁰
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 78709



Your Bridge to a Better Community

BLDG ADDRESS 2498 Lake Park Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1430
 TAX SCHEDULE NO. 2701-334-33-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Fountains Green 9 TOTAL SQ. FT. OF EXISTING & PROPOSED 1430
 FILING 1 BLK 3 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Darlene Hallmark NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2499 6850 Hwy USE OF EXISTING BUILDINGS Single Family
 (1) TELEPHONE 970-243-0456 DESCRIPTION OF WORK & INTENDED USE new home
 (2) APPLICANT Katia Builder 9 TYPE OF HOME PROPOSED:
 (2) ADDRESS 1436 Cherry Lane Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
 (2) TELEPHONE 970-234-5463

Terry

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 PR-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 15' / 20' @ garage from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 9 TRAFFIC 4 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 Terry Davis Date 12/4/09
 Department Approval Gennie Edwards Date 2/12/01

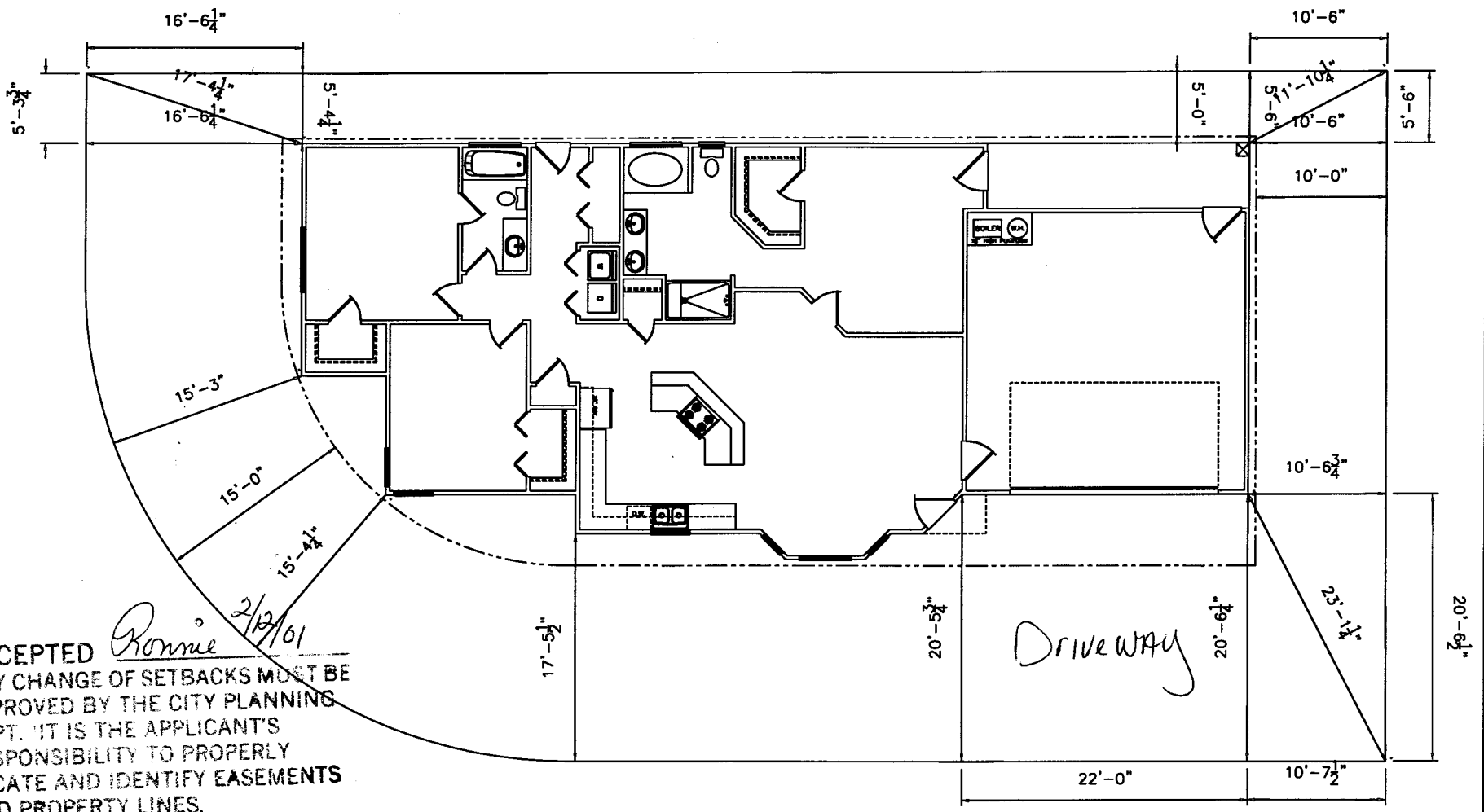
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13709</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>2/12/01</u>		

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)

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
 AND DIMENSIONS PRIOR TO CONSTRUCTION.

LOCHWOOD WAY



ACCEPTED *Ronnie* 2/12/01
 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.

2488 LAKE PARK DRIVE

DRIVE OR
 ONE
 2/9/01