

FEE \$	-10.00
TCP \$	158.50
SIF \$	292.00

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

BLDG PERMIT NO. 78754



Your Bridge to a Better Community

BLDG ADDRESS 2491 LAKE PARK DR SQ. FT. OF PROPOSED BLDGS/ADDITION 1900 †

TAX SCHEDULE NO. 2701-334-32-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION FOUNTAIN GREENS Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1900

FILING 1 BLK 2 LOT 2

(1) OWNER LARSEN, LARSEN et al NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. 3477 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) TELEPHONE 260-0450 USE OF EXISTING BUILDINGS —

(2) APPLICANT TERRY LARSEN DESCRIPTION OF WORK & INTENDED USE new home

(2) ADDRESS 2205 MEXICALERO AVE TYPE OF HOME PROPOSED:
81523 Site Built Manufactured Home (UBC)

(2) TELEPHONE 260-0450 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 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 0' 45' 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 Larsen Date 2-20-01

Department Approval Ronnie Edwards Date 2-20-01

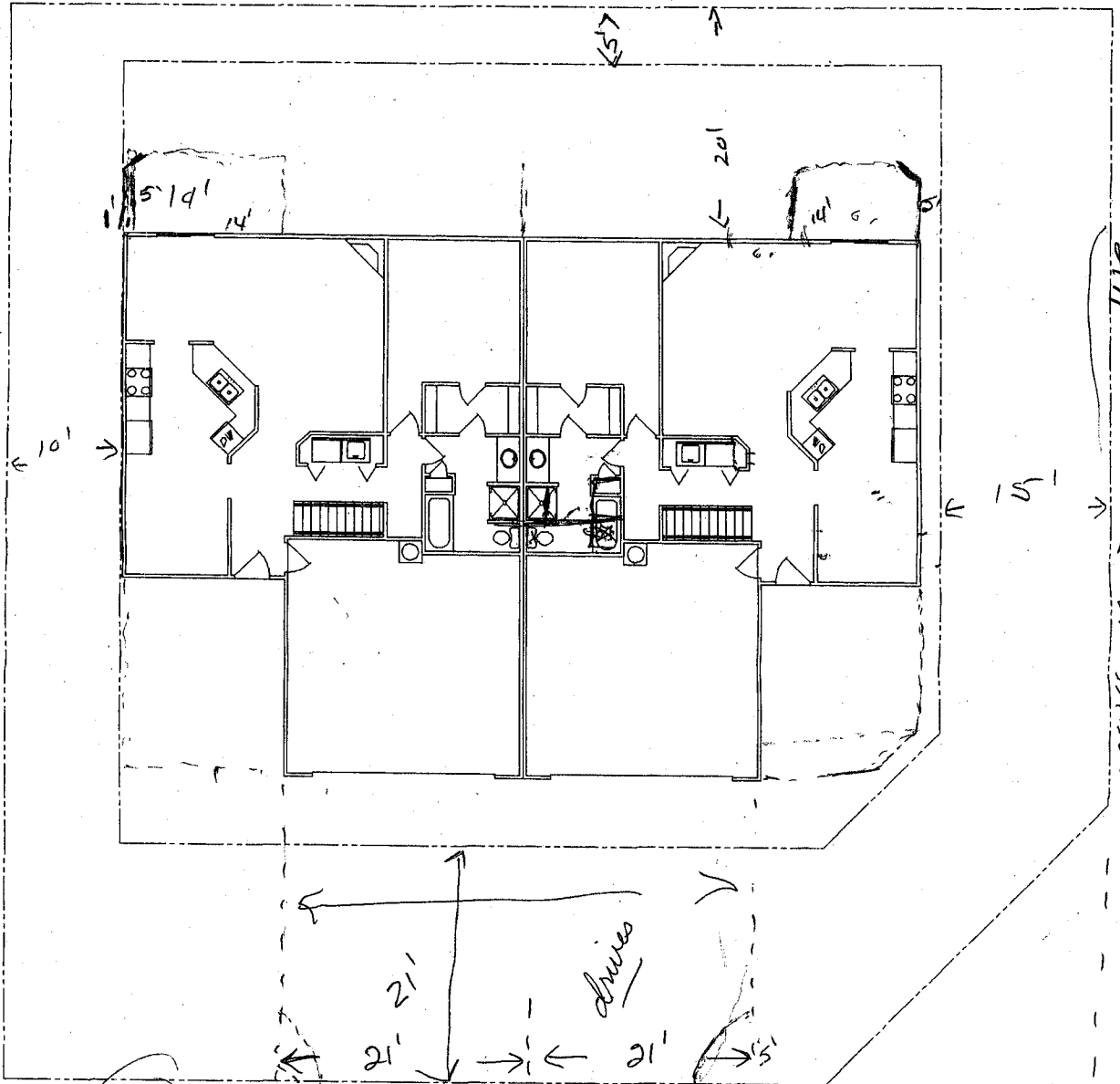
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13726</u>
Utility Accounting <u>OK</u>	Date <u>2/20/01</u>		

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)

2 ✓
2 ✓
1703 - 2 ✓
b12

Duplex
Wdg. envelopes



2491 LAKE PARK DR 2701-334-32-002

713
F-head Blvd

L-2. BLK2 Fountain Head Blvd
Fountain Green's Sub
30' approx.

Duplex
100

ACCEPTED
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.
Pompe 2/00/01

DRIVE OK
BRD
2/00/01

Preliminary approval