

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 79325



Your Bridge to a Better Community

BLDG ADDRESS 2498 LAKE PARK COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 1533 sq FT
units - w - 2 car garage. 480 sq FT
 TAX SCHEDULE NO. 2701-334-31009 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Fountain GREENS Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 1 LOT 9

(1) OWNER SHUMAN LLC

(1) ADDRESS 815-25 Rd

(1) TELEPHONE 245-4266

(2) APPLICANT LOPEZ CONST.

(2) ADDRESS 3032- E 1/2 Rd

(2) TELEPHONE 434-5954 - 234-9451

NO. OF DWELLING UNITS:
 Before: _____ After: 2 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 2 this Construction

USE OF EXISTING BUILDINGS 1-3 Bed ~~Single~~ Town Home

DESCRIPTION OF WORK & INTENDED USE 3-Bed - Duplex

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 _____ from property line (PL)
 or _____ from center of Road, whichever is greater
 Side _____ from PL, Rear _____ from PL
 Maximum Height _____

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES NO _____
 Parking Req'mt 2
 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 Chuck Jones Date Apr 1-5-01
 Department Approval Nisha Madgona Date 4/13/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13903</u>
Utility Accounting	<u>initial</u>	Date	<u>4/13/01</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)

← 25 ROAD →

109.47'

LOT-9

← 94' →

20.33'

20.33'

10.23'

← 40' →

← 54' →

UNIT A

UNIT B

LOT 10

38'

Garage 20x24

52.76.55'

LOT 4
86.66'

61'

↓

20x24 Garage

side walk

Side WALK

DRIVE WAY

20'

DRIVEWAY

← 24' →

23'

WIDTH = 18'

5.33'

69.72'

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.

4/35/01
4/13/07

6.45'

12'

DRIVE OK

24'

4/13/01

WIDTH REQUIRED

COMBINED DRIVE WIDTH NOT TO EXCEED 30 FT

LAKE PARK COURT

LOT 8

← 25 ROAD →

109.47'

LOT - 9

← 94' →

20.33

20.33'

10.23'

← 40' →

← 54' →

Unit A

Unit B

LOT
10

38

BARAGE
20x24

52.3' 76.55'

LOT 4
86.66'

↑
61'

↓

20x24
BARAGE

side

↑
20'
DRIVEWAY

Side
WALK

DRIVE
WAY
20'

23' DIMENSION
W=18

← 24' →

↓ 5.33'

69.72

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.

36

6.45'

12'

DRIVE OK

24

4/13/01

LAKE PARK COURT

LOT 8