

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

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

BLDG PERMIT NO. 91936



Your Bridge to a Better Community

BLDG ADDRESS 711 Lochwood CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1505

TAX SCHEDULE NO. 2701-334-32-010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 1505

FILING 2 BLK 2 LOT 10

(1) OWNER JUST CO. NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) ADDRESS 826 21 1/2 Rd NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) TELEPHONE 245-9316 USE OF EXISTING BUILDINGS _____

(2) APPLICANT _____ DESCRIPTION OF WORK & INTENDED USE Residence

(2) ADDRESS _____ TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE _____

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 Maximum coverage of lot by structures 4590

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Permanent Foundation Required: YES NO _____

Side 10' 5' from PL, Rear _____ from PL
 Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 9 TRAFFIC 4 ANNX# _____

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 [Signature] Date 10/12/01

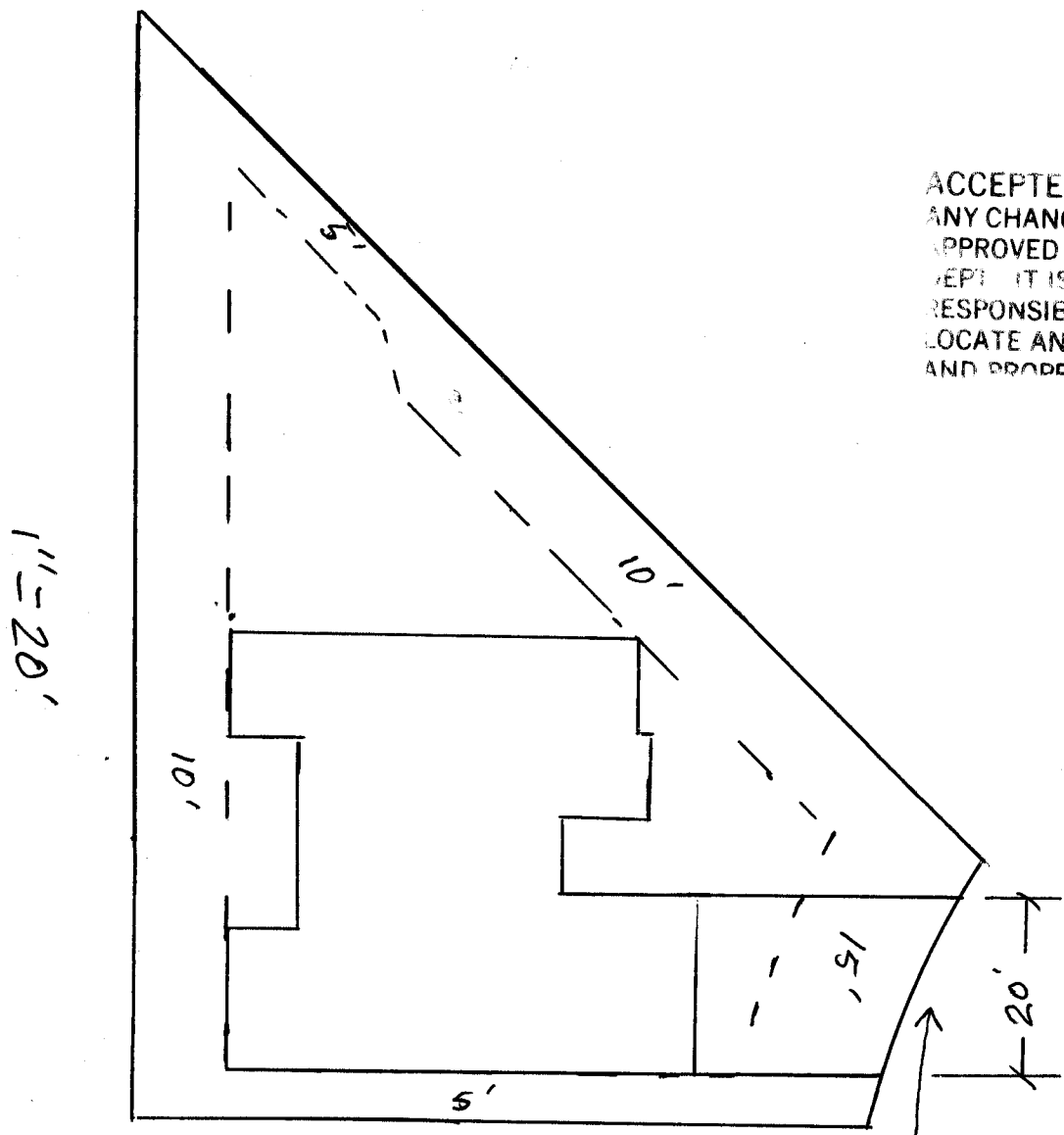
Department Approval [Signature] Date 10-19-01


Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14324</u>
Utility Accounting	<u>Kate Elobeny</u>	Date	<u>10/19/01</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*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DEPT 10-1901
IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENT
AND PROPERTY LINES



 NORTH

DRIVE OK
AW
10/15/01

711 Lochwood CT