

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

\$500.00

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

BLDG PERMIT NO. 79731



Your Bridge to a Better Community

BLDG ADDRESS 719 Lochwood Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1835

TAX SCHEDULE NO. 2701-334-32-014 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Fountain Creeks TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK 2 LOT 14

(1) OWNER LARSON & LARSON NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

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

(1) TELEPHONE 245-9657 USE OF EXISTING BUILDINGS Single Family

(2) APPLICANT TERRY LARSON DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

(2) ADDRESS 2205 MEXALGO AVE TYPE OF HOME PROPOSED:  
81503 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE 260-0050

**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 45%

SETBACKS: Front 15' from property line (PL) or 20' garage  
or \_\_\_\_\_ from center of ROW, whichever is greater Permanent Foundation Required: YES X NO \_\_\_\_\_

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

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 9 TRAFFIC 4 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 Terry Larson Date 5-07-01

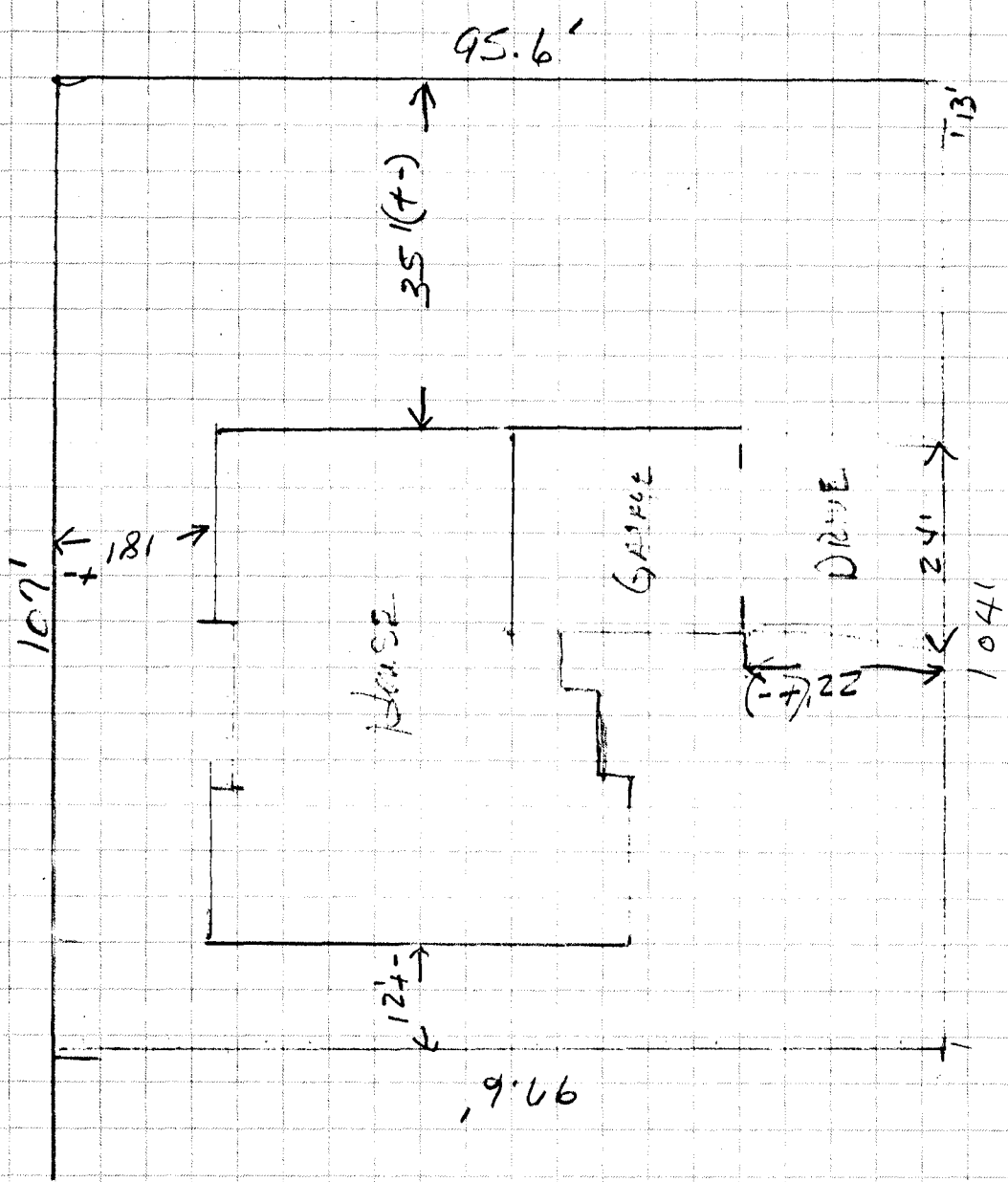
Department Approval Connie Edwards Date 5/7/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13954</u>
Utility Accounting	<u>Other</u>	Date	<u>5-7-01</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)

Open Space N/A



719.

DRIVE OK  
DRL  
5/3/01

719

ACCEPTED Ronnie 5/7/01  
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.

Job Name \_\_\_\_\_ Job Number \_\_\_\_\_  
 Location \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_  
 Technical Representative \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_