

|        |        |
|--------|--------|
| FEE \$ | 10.00  |
| TCP \$ | 0      |
| SIF \$ | 292.00 |

# PLANNING CLEARANCE

BLDG PERMIT NO. 82699

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



Your Bridge to a Better Community

BLDG ADDRESS 453 South Sun Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1542

TAX SCHEDULE NO. 2943-161-95-005 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Fruitvale Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1542

FILING \_\_\_\_\_ BLK 1 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Karie Beougher NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 822 HW 6+24 Alizade USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 241-2871 ext. 24 Mes 25c DESCRIPTION OF WORK & INTENDED USE SF Residential

(2) APPLICANT SAME TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS AS

(2) TELEPHONE ABOVE

**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 RMF-5 Maximum coverage of lot by structures 60%

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

Side 5' from PL, Rear 25' from PL Parking Req'mt  2

Maximum Height 35' Special Conditions No access to 30% Rd & 1/2 allowed.

CENSUS 8 TRAFFIC 57 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 12/19/2001

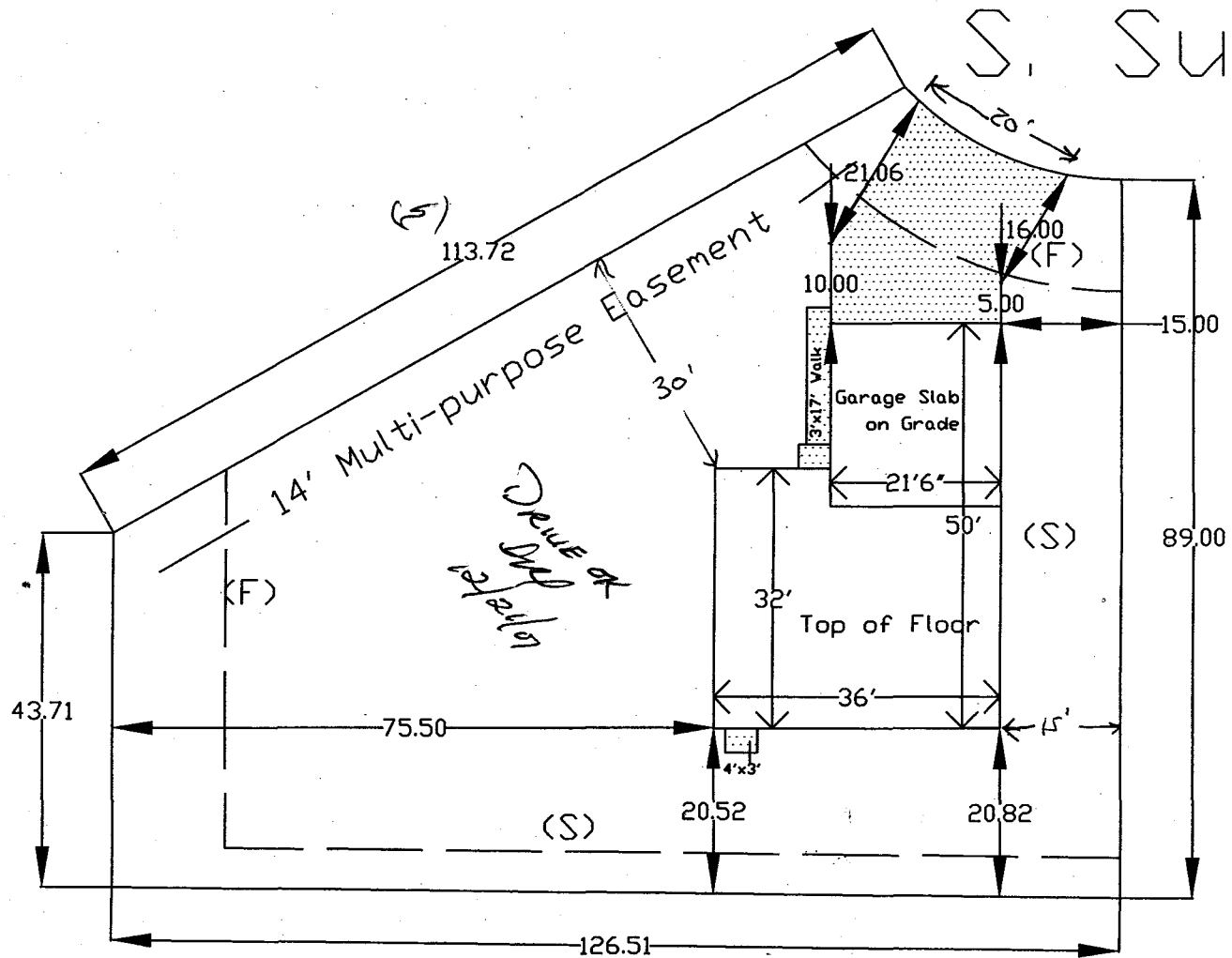
Department Approval [Signature] Date 12-26-01

|  |   |      |                      |
|--|---|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO   | W/O No. <u>14451</u> |
| Utility Accounting                                     | <u>[Signature]</u>                      | Date | <u>12/26/01</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)

30 3/4 ROOM



12-26-01  
 ACCEPTED  
 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.  
 [Signature]

|         |                    |                   |
|---------|--------------------|-------------------|
|         | Beougher Residence |                   |
|         | 453 S. Sun Ct.     |                   |
| Lot 5   | Fruitvale Meadows  | SQ.FT. 9663       |
| Block 1 | SCALE              | The Energy Office |