

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 80934



Your Bridge to a Better Community

BLDG ADDRESS #1, 12<sup>TH</sup> CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2100 Home 530 garage (att)

TAX SCHEDULE NO. 2701-354-62-001 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION 12<sup>TH</sup> CT. TOTAL SQ. FT. OF EXISTING & PROPOSED 2630

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

(1) OWNER STAN SAMMONS dba Juniper Homes NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS 1392 2600 RD HOTCHKISS CO USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 234-5520 DESCRIPTION OF WORK & INTENDED USE BUILD single family residence

(2) APPLICANT STAN SAMMONS dba Juniper Homes TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 1392 2600 RD-Hotchkiss Co (with handwritten 2149)

(2) TELEPHONE 234-5520

**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 RSF-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 23' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 17 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 [Signature] Date 7/30/01

Department Approval [Signature] Date 7/31/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14177</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7/31/01</u>

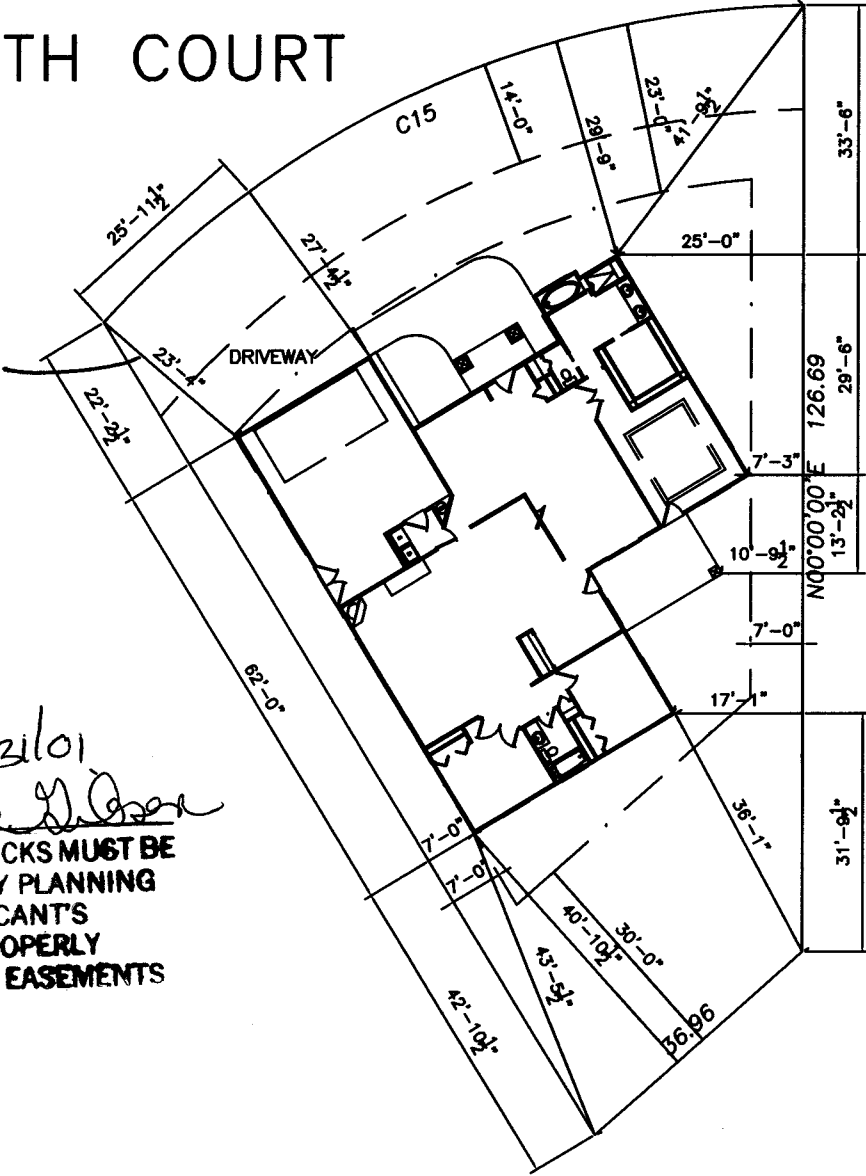
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTICE  
 1. IT IS THE RESPONSIBILITY OF THE BUYER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

# 12TH COURT

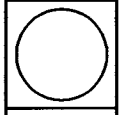
*5-FOOT  
 SIDE SETBACK  
 REQUIRED*



ACCEPTED *7/21/01*  
*Clay Wilson*  
 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.

REVISIONS	
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**AutoDRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-4782



JUNIPER HOMES  
 12TH COURT - LOT 1

DATE BY
AUTODRAFT
TEXT
CAD FILE
6-20-01
1/8" = 1'-0"
1