

| | |
|--------|-------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 500 ⁰⁰ |
| SIF \$ | 292 ⁰⁰ |

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

BLDG PERMIT NO. 78812



Your Bridge to a Better Community

A

BLDG ADDRESS 12th Court 5 SQ. FT. OF PROPOSED BLDGS/ADDITION 1854

TAX SCHEDULE NO. 2201-354-62-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION 12th Court TOTAL SQ. FT. OF EXISTING & PROPOSED 2442

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

(1) OWNER Six Bay & Garrison NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 1420 Motor Street USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 241-5164 234-1712 DESCRIPTION OF WORK & INTENDED USE New Res.

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

(2) ADDRESS 1420 Motor Street

(2) TELEPHONE 241-5164 234-1712

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 5070

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

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 10 TRAFFIC 17 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 [Signature] Date 2-26-01

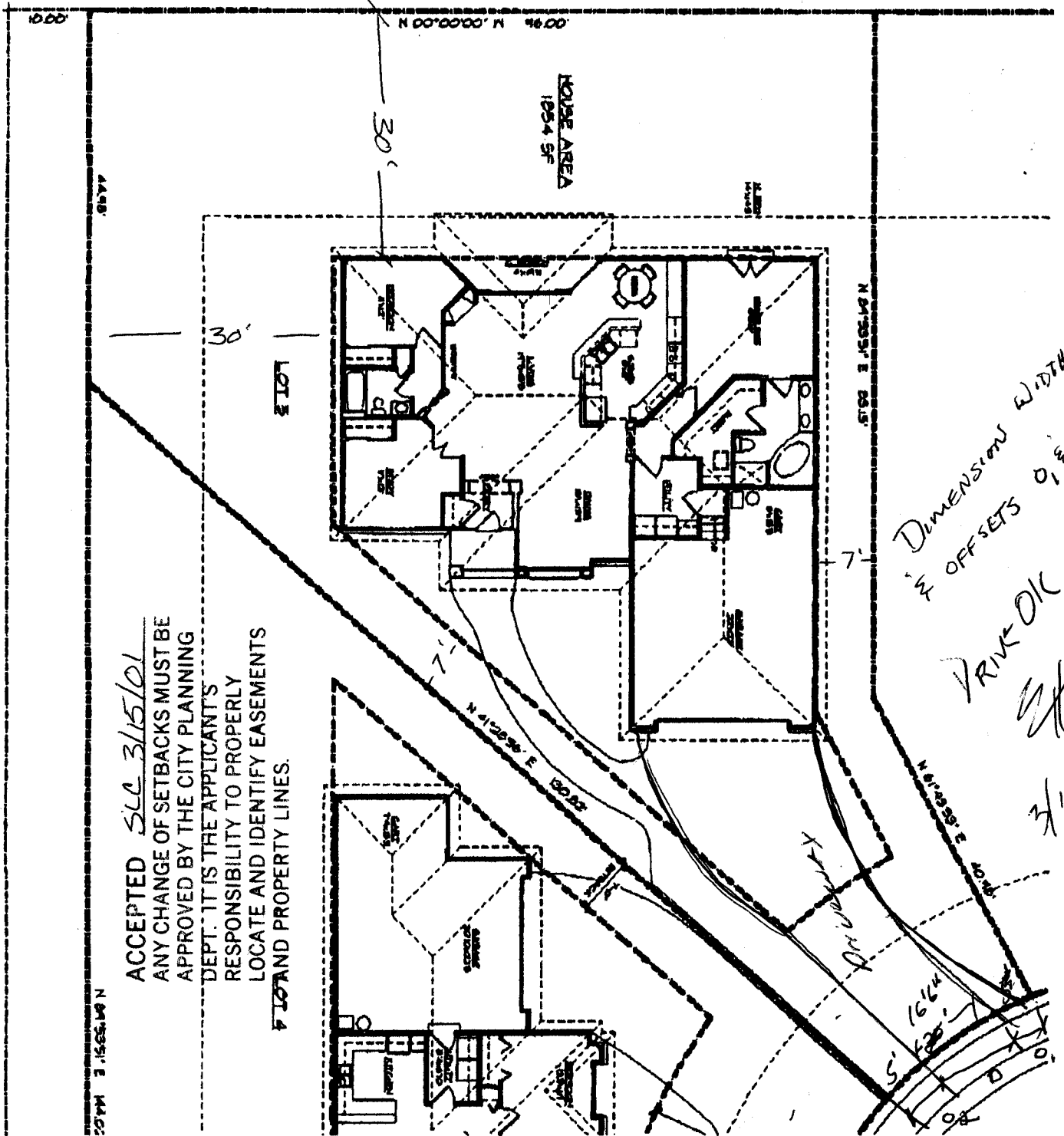
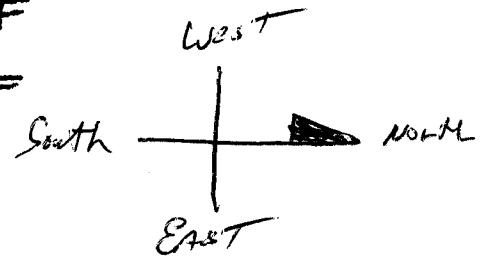
Department Approval [Signature] Date 3/15/01

| | | | |
|--|---|-----------------------------|--------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>388</u> |
| Utility Accounting | <u>[Signature]</u> | Date | <u>3/15/01</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)

LIVING SPACE: 1854 SF
 GARAGE: 588 SF



ACCEPTED SLA 3/15/01
 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.

DIMENSIONS WITHIN
 OFFSETS OF 0.10'
 DRINK OK
 3/15/01