

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

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

BLDG PERMIT NO. 81212



Your Bridge to a Better Community

BLDG ADDRESS 12th Court # 8 SQ. FT. OF PROPOSED BLDGS/ADDITION 2408

TAX SCHEDULE NO. 2701-354-62-008 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION 12th Court TOTAL SQ. FT. OF EXISTING & PROPOSED 2408

FILING — BLK — LOT 8 NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction

(1) OWNER BNT Development NO. OF BUILDINGS ON PARCEL
 Before: — After: 1 this Construction

(1) ADDRESS 1420 Motor St. USE OF EXISTING BUILDINGS New home

(1) TELEPHONE 241-5164 DESCRIPTION OF WORK & INTENDED USE New home + residence

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

(2) ADDRESS 1420 Motor St.

(2) TELEPHONE 241-5164

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 X 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 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).

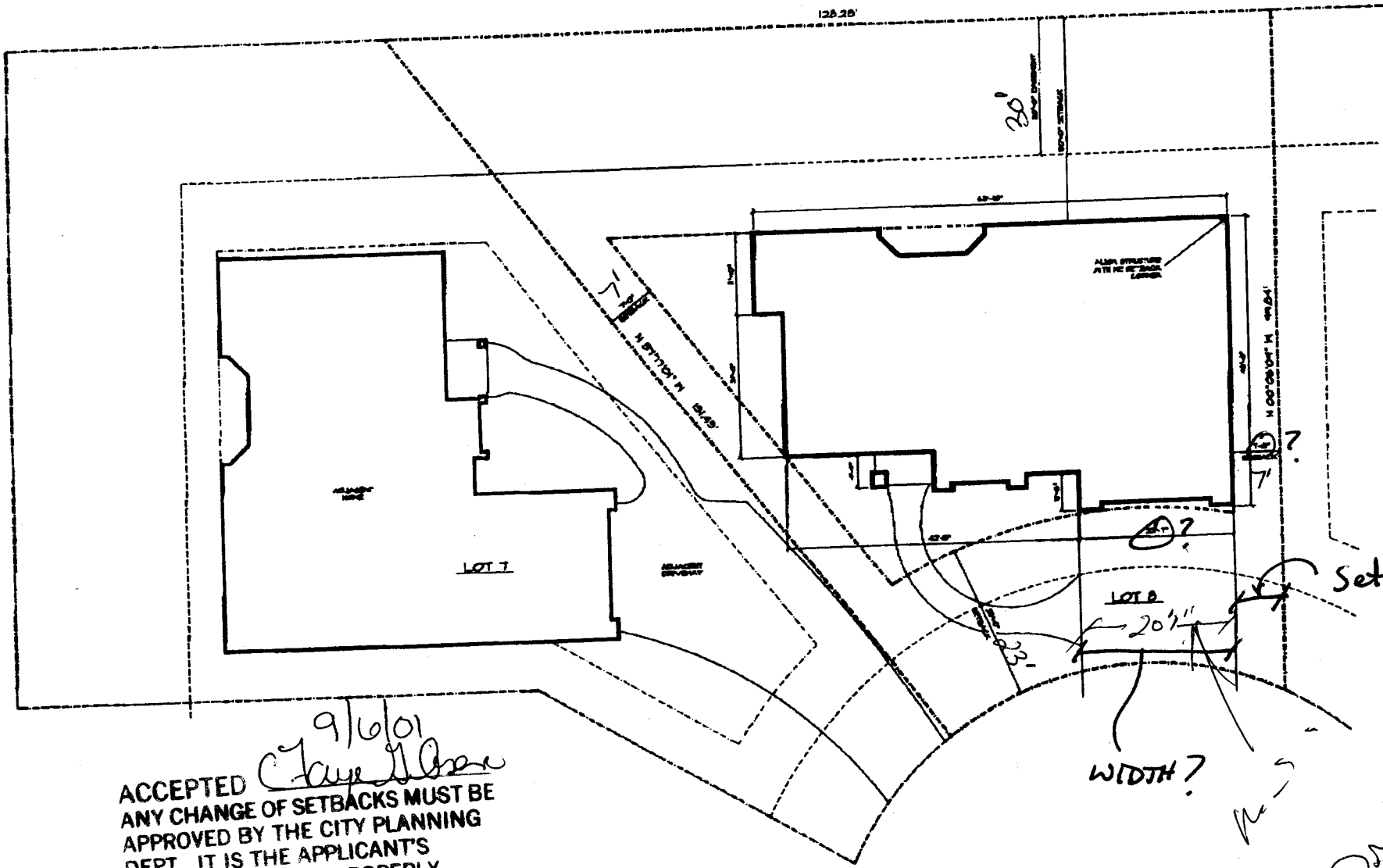
Applicant Signature [Signature] Date 8/22/01

Department Approval C. Faye Johnson Date 9/6/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>4242</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-6-01</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 *9/6/01*
Clay Johnson
 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

LOT 8
 20'11"
 WIDTH?
 7' Setback?

Drive ok
 per Clay
 Johnson
 DJJ