

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

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

BLDG PERMIT NO. 86444



Your Bridge to a Better Community

BLDG ADDRESS 2614 Aster Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1710

TAX SCHEDULE NO. 2701 353-00-025 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION 2620 G Road TOTAL SQ. FT. OF EXISTING & PROPOSED 2222

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

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

(1) ADDRESS 800 Book Cliff USE OF EXISTING BUILDINGS Res

(1) TELEPHONE 241-5164 DESCRIPTION OF WORK & INTENDED USE NEW RES.

(2) APPLICANT MERRITT SIXBEY TYPE OF HOME PROPOSED:  
Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify)

(2) ADDRESS 1420 Motor Street

(2) TELEPHONE 241-5164 Cell 261-1463

**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     

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 9-24-02

Department Approval [Signature] Date 10/1/02

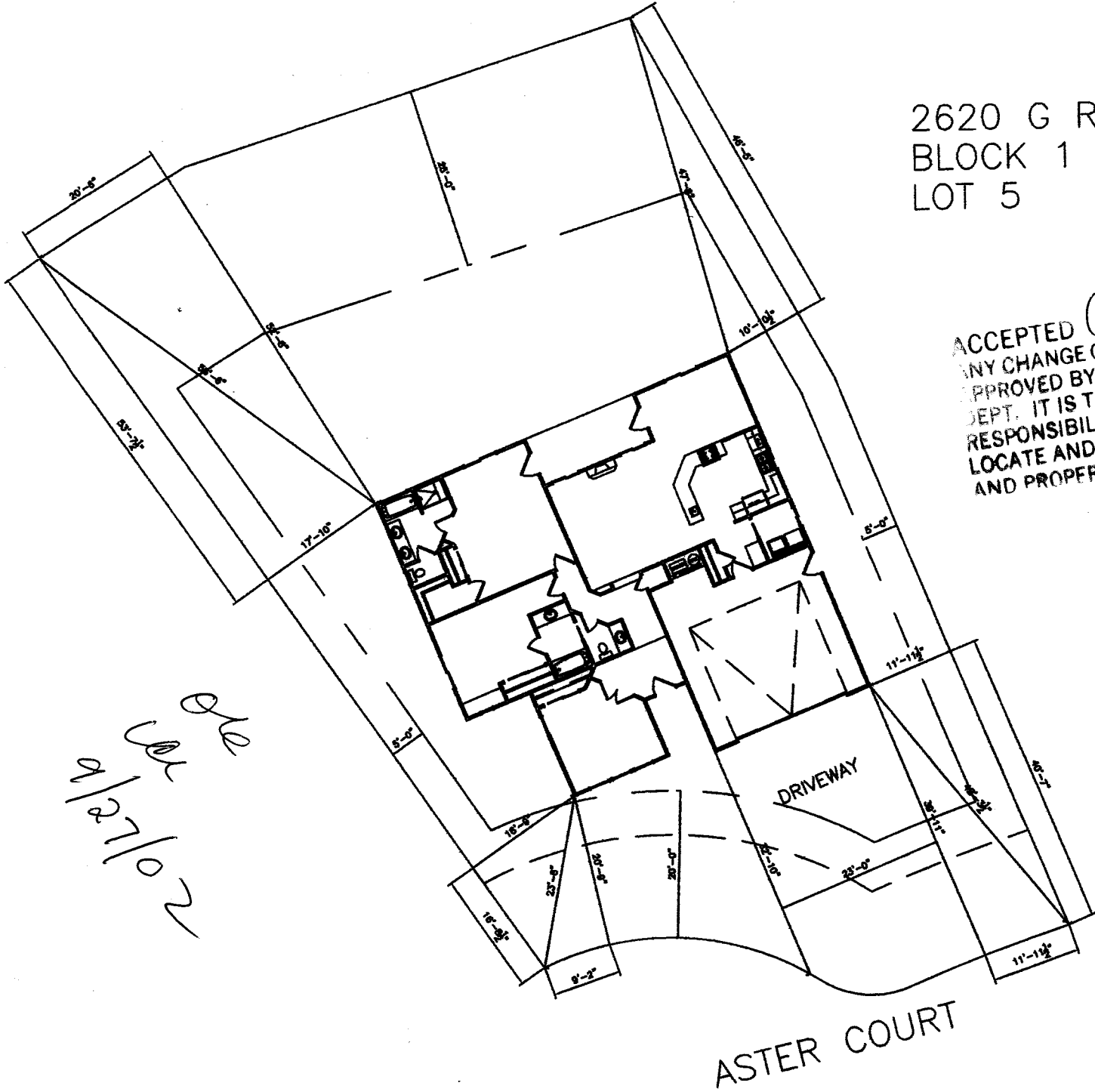
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15343</u>
Utility Accounting	<u>Marshall</u>		Date <u>10/1/02</u>

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)

2620 G ROAD  
BLOCK 1  
LOT 5

ACCEPTED *10/1/02*  
*C. Faye Nelson*  
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.



*for  
10/27/02*

ASTER COURT