

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

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

BLDG PERMIT NO. 87561



Your Bridge to a Better Community

BLDG ADDRESS 2617 Aster Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1897
 TAX SCHEDULE NO. 2701-353-63-002 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION 2620 G Road TOTAL SQ. FT. OF EXISTING & PROPOSED 1897
 FILING _____ BLK 1 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Silverstone Homes, Inc. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1897 Monument Canyon Dr USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 970-242-1274 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT John B. Curtis, Pres. TYPE OF HOME PROPOSED:
 (2) ADDRESS 1897 Monument Canyon Dr Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-242-1274 _____ Other (please specify) _____

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 X 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 Lic eng foundation required
 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 John B. Curtis Date 12/18/02
 Department Approver Misha Magan Date 12/19/02

Additional water and/or sewer tap fee(s) are required:	YES <u>D</u>	NO	W/O No. <u>15574</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/19/02</u>

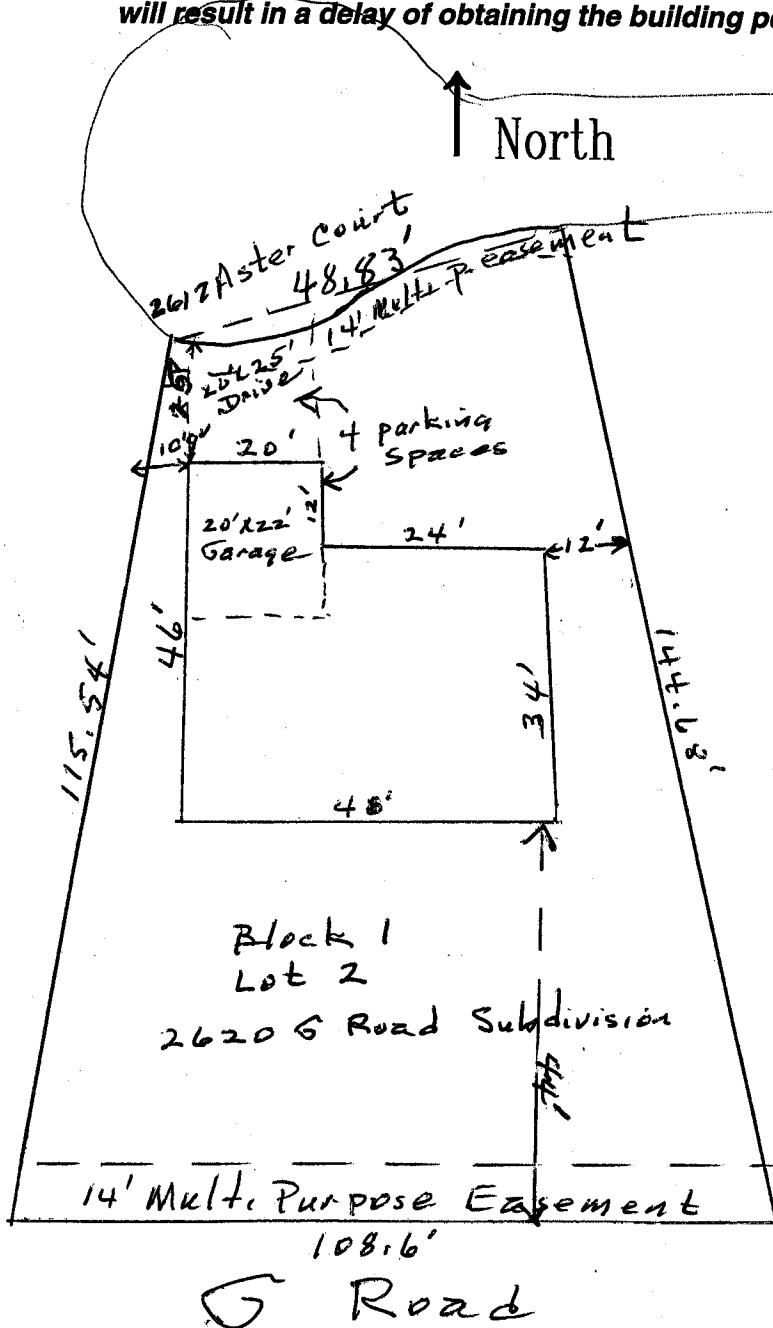
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

In the Space Below Please Neatly Draw a Site Plan Showing the Following:
NO ATTACHMENTS WILL BE ACCEPTED.

1. An outline of the **property lines** with dimensions. [✓]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure..... [✓]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks)..... [✓]
4. All **easements** and **rights-of-way** on the property..... [✓]
5. All **existing structures** on the property..... [✓]
6. All **streets** adjacent to the property and **street names**..... [✓]
7. All existing and proposed **driveways**..... [✓]
8. Location of existing and/or **proposed parking** and **number of spaces**..... [✓]
9. Location of streams and/or **drainages**..... []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.



ACCEPTED *[Signature]* 12/18/02
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

[Signature]
 12/18/02

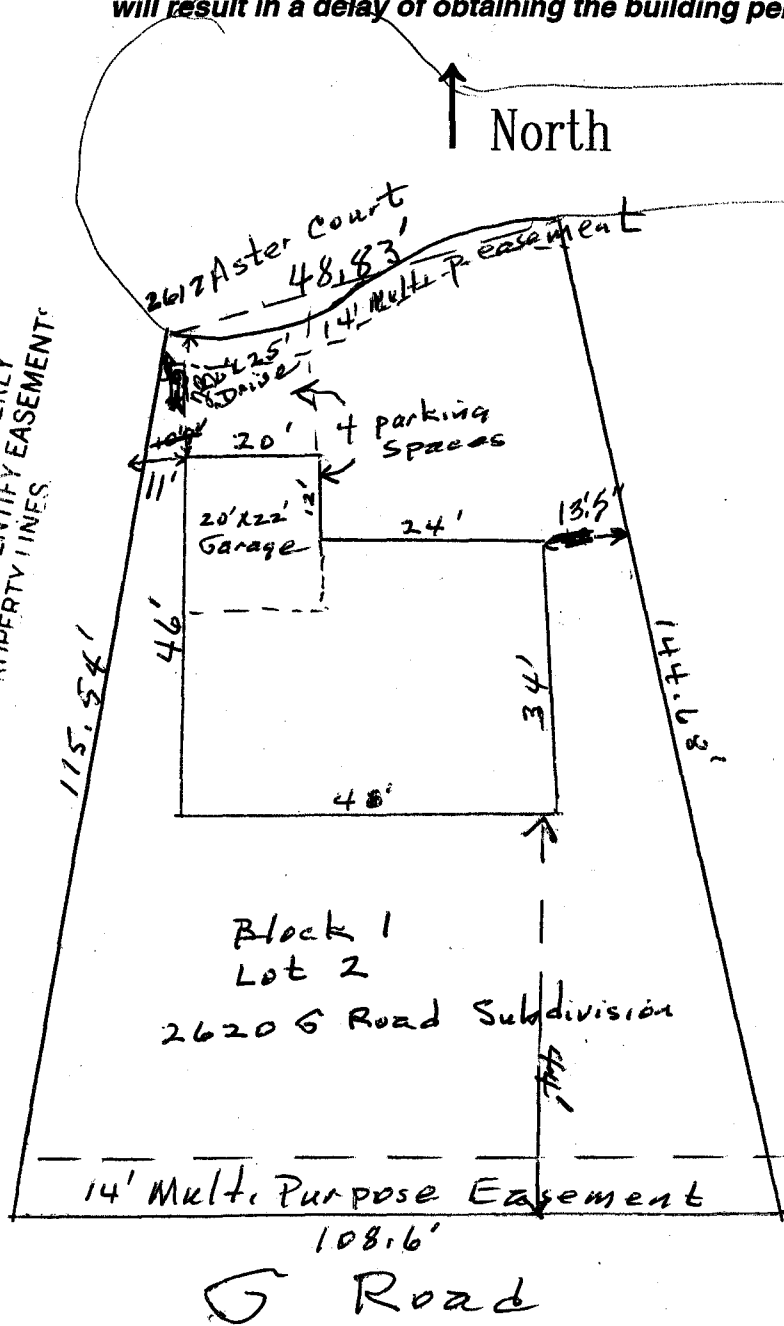
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*Revised 4/18/02
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*OK
 12/18/02*