

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 84692



Your Bridge to a Better Community

BLDG ADDRESS 3078 Canyon Ln Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1611

TAX SCHEDULE NO. 2943-161-96-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Fruitvale Meadow TOTAL SQ. FT. OF EXISTING & PROPOSED 1611

FILING _____ BLK 3 LOT 1

(1) OWNER Sarah Jennings

(1) ADDRESS 2903 Dawn Dr. #4

(1) TELEPHONE 241-2471 ext. 28

(2) APPLICANT SAME

(2) ADDRESS _____

(2) TELEPHONE _____

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS N/A

DESCRIPTION OF WORK & INTENDED USE New Single Family

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ 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 20/25 from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 5/3 from PL, Rear 25/5 from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 8 TRAFFIC 57 ANNX# _____

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 Ronnie L. Johnson

Date 5/22/02

Department Approval Clayton Johnson

Date 6/14/02

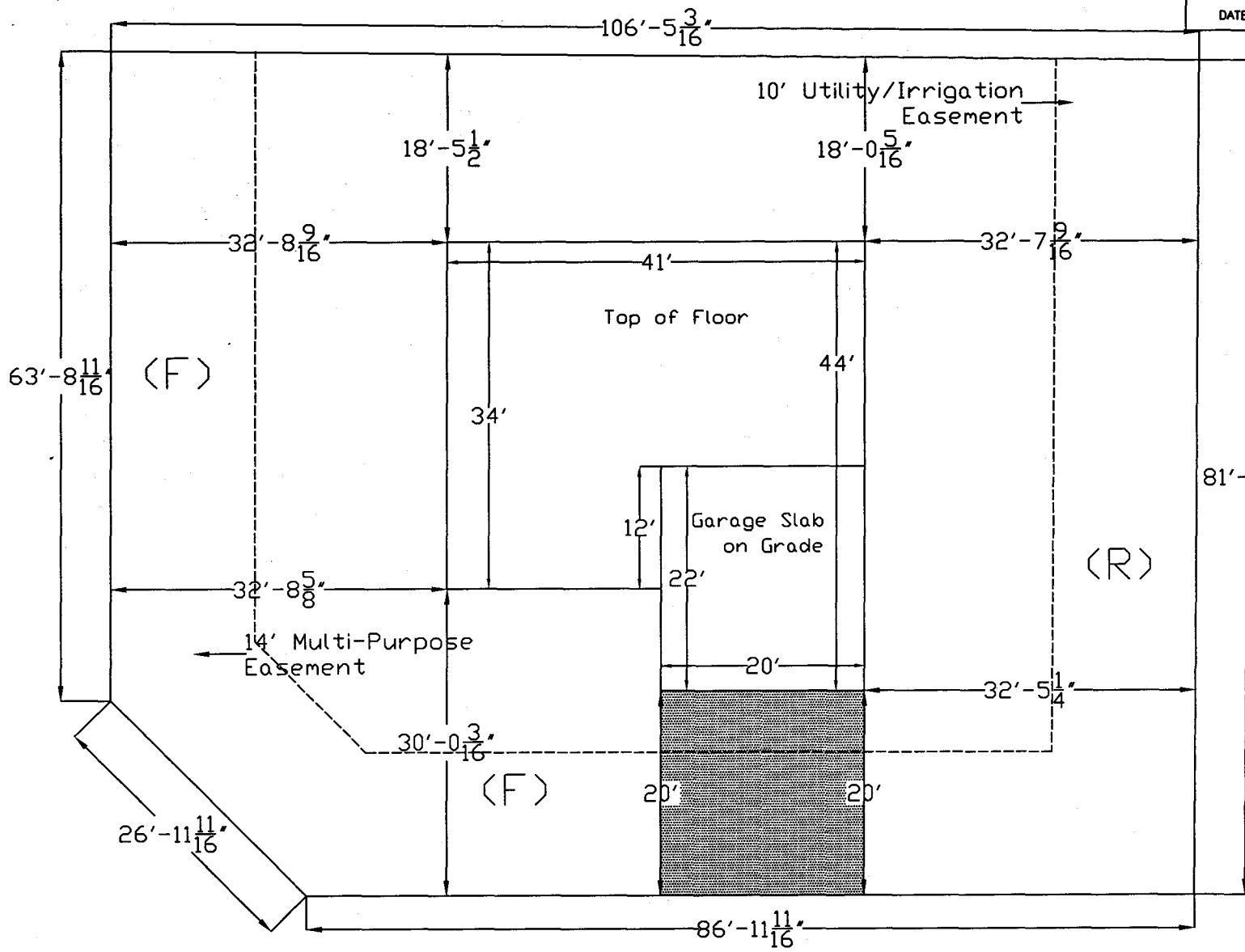
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14992</u>
Utility Accounting	<u>T. Bensley</u>	Date	<u>6/15/02</u>

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)

DATE

APPROVED



APPROVED *C. Jay Libben*
 CHANGE OF SETBACKS MUST BE
 REVIEWED BY THE CITY PLANNING
 DEPARTMENT AND THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 STATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

DRIVE ON
 AND
 5/21/02



Jennings Residence

3078 Canyon Land Dr.

Fruitvale Meadows SQ.FT. 8555

Lot 1 Block 3

SCALE

The Energy Office