

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

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

BLDG PERMIT NO. 85040



Your Bridge to a Better Community

BLDG ADDRESS 496 DESERT HILL COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 3399

TAX SCHEDULE NO. 2947-271-33-003 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION MONUMENT VIEW RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 3399

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 3 NO. OF DWELLING UNITS:  
Before: \_\_\_\_\_ After: 1 **PAID** this Construction

(1) OWNER STAN & PAT MEYER NO. OF BUILDINGS ON PARCEL  
Before: \_\_\_\_\_ After: 1 **PAID** this Construction

(1) ADDRESS 556 W SADDLE DRIVE USE OF EXISTING BUILDINGS SB

(1) TELEPHONE 263-0535

(2) APPLICANT TOPE CONSTRUCTION DESCRIPTION OF WORK & INTENDED USE CONSTRUCT NEW  
3-BEDROOM ALL BRICK RANCH STYLE HOME

(2) ADDRESS 2072 SOUTH BROADWAY TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE 245-7856

**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-E Maximum coverage of lot by structures 15%

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

Side 15' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 1402 TRAFFIC 65 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 [Signature] Date 6-17-02

Department Approval [Signature] Date 6-20-02

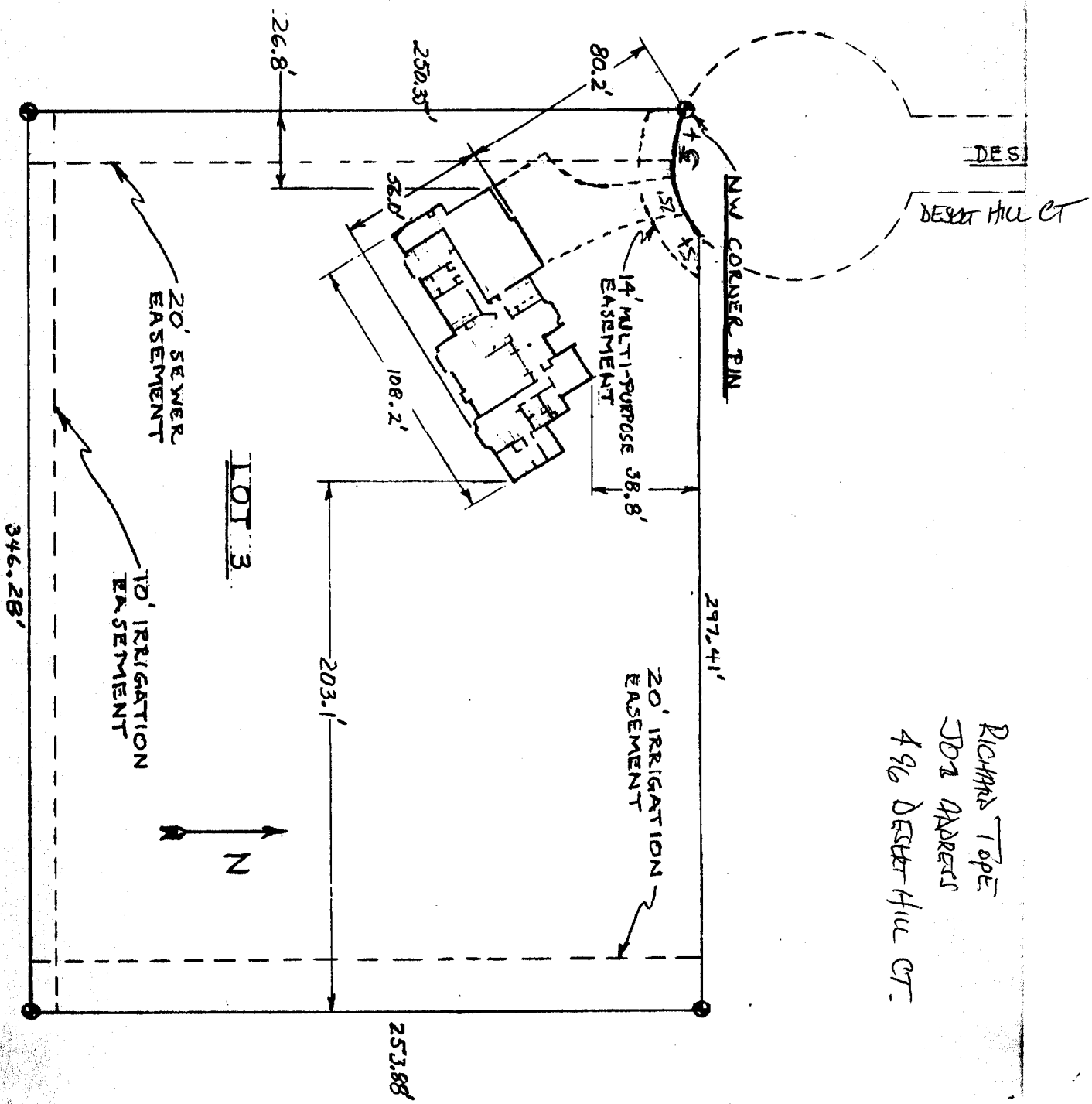
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15042</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/20/02</u>

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)

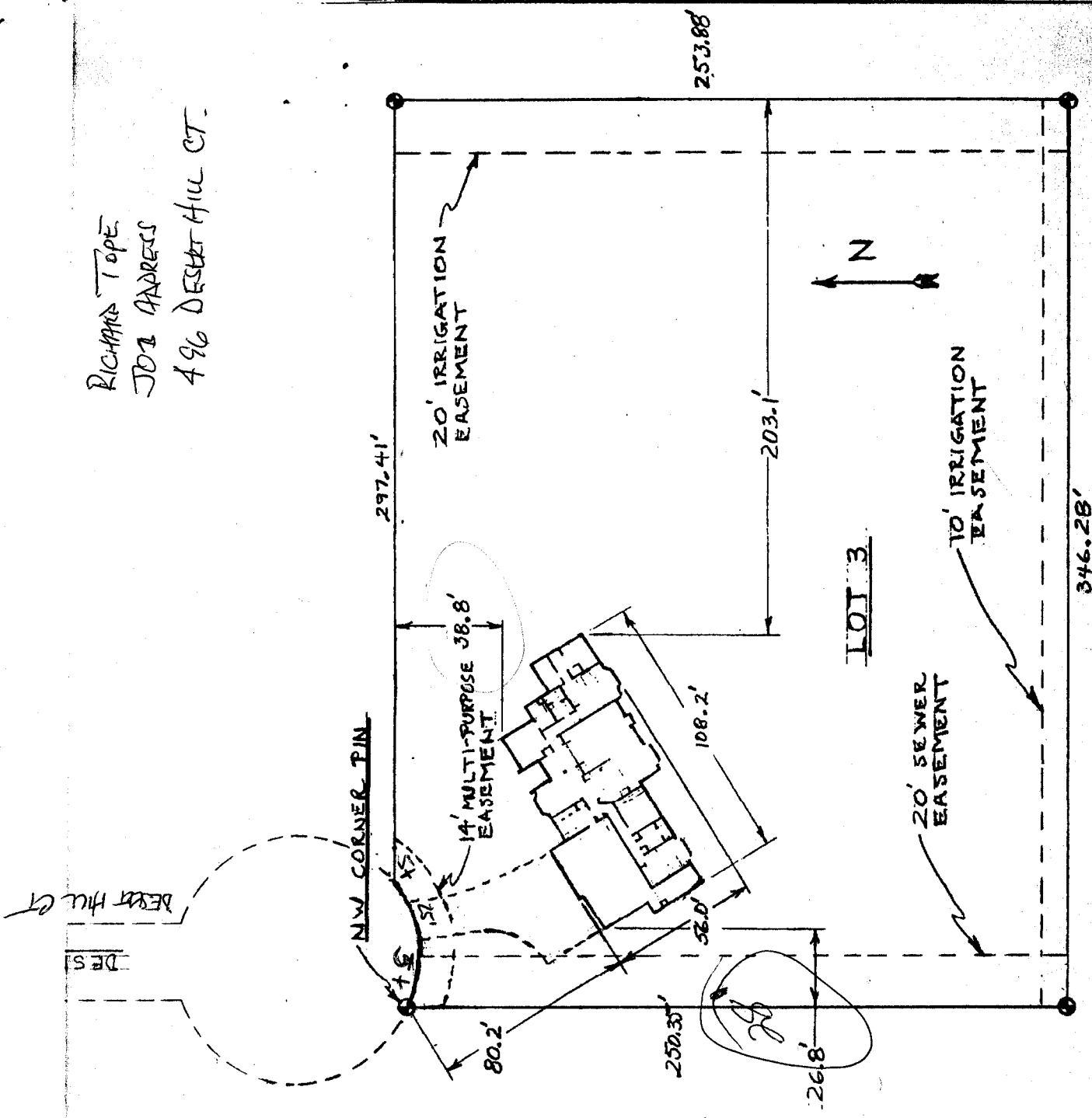
ACCEPTED *Re Buchanan*  
 6-20-03  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*1) RUC OF ONE OR 6/19/02*



*Richards Topc  
 302 ADDRESS  
 496 DESERT HILL CT.*

RICHARD TOPE  
 JOB ADDRESS  
 496 DESERT HILL CT.



6-20-02

DRIVE OK  
 DPL  
 6/19/02

6-21-02

ACCEPTED Pat Bushman  
 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

ACCEPTED Pat Bushman  
 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