

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

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

BLDG PERMIT NO. 85480



Your Bridge to a Better Community

PC

BLDG ADDRESS 498 Desert Hill^{et.} SQ. FT. OF PROPOSED BLDGS/ADDITION 3700
TAX SCHEDULE NO. 2947-271-33-004 SQ. FT. OF EXISTING BLDGS NA
SUBDIVISION Monument View Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 3700
FILING 1 BLK LOT 4
(1) OWNER STAN HANSEN NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) ADDRESS 539 TIARA DR. NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) TELEPHONE 254-4700 USE OF EXISTING BUILDINGS NA
(2) APPLICANT LOPEZ CONST. DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY Res.
(2) ADDRESS 3032-E 1/2 Rd TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 434-5954, 234-9451 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 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 Parking Req'mt 2
Side 15' from PL, Rear 30' from PL Special Conditions
Maximum Height 35' 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 *Stan Hansen* Date 7-16-02
Department Approval *Patricia Bushman* Date 7-18-02

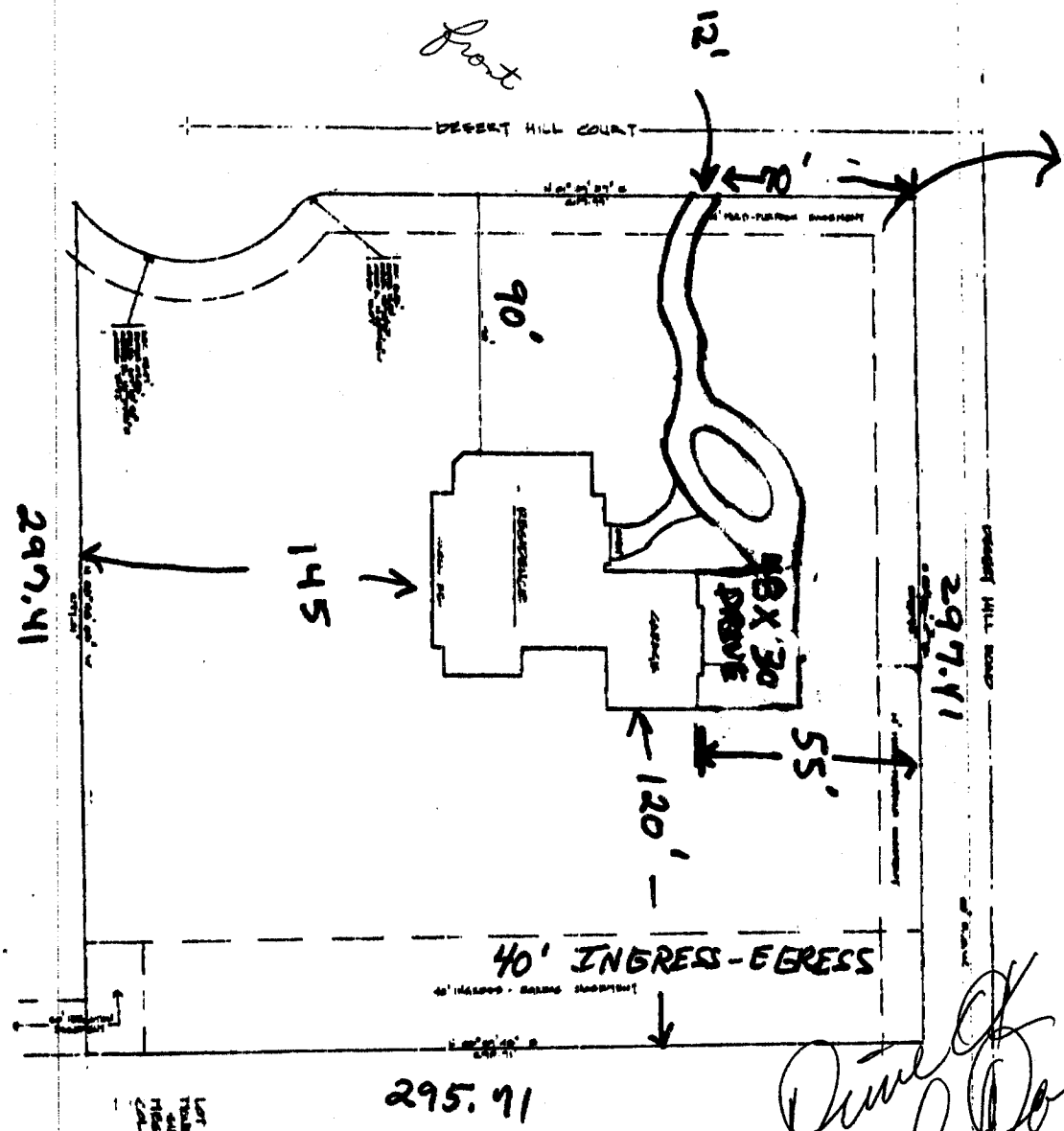
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15114</u>
Utility Accounting <u><i>CM Cole</i></u>	Date <u>7/18/02</u>	

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)

7-18-02
 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.

14' Multi-Purpose EASEMENT. N ↑

S I T E
P L A N



Lot 4 - (containing
 residential use) shall
 remain in
 public
 ownership

David Davis
7-18-02



LOPEZ
 CONSTRUCTION

For All Your Construction Needs Call
434-5954
 CHUCK LOPEZ Grand Junction, CO.

HANSEN
 RESIDENCE