

FEE \$	10.00
TCP \$	158.50
SIF \$	292.00

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

BLDG PERMIT NO. 83107



Your Bridge to a Better Community

BLDG ADDRESS 710 Eider CT B SQ. FT. OF PROPOSED BLDGS/ADDITION 1901
 TAX SCHEDULE NO. 2701-334-32-020 SQ. FT. OF EXISTING BLDGS -0-
 SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 1901
 FILING 1 BLK 2 LOT 3B NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Just Companies NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 826 2 1/2 Rd USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 245-9316 DESCRIPTION OF WORK & INTENDED USE Residence
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ 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 PD Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 0' 1/5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions Roof may overhang 3' into setback.
 CENSUS 9 TRAFFIC 4 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 2/11/02
 Department Approval [Signature] Date 2/11/02

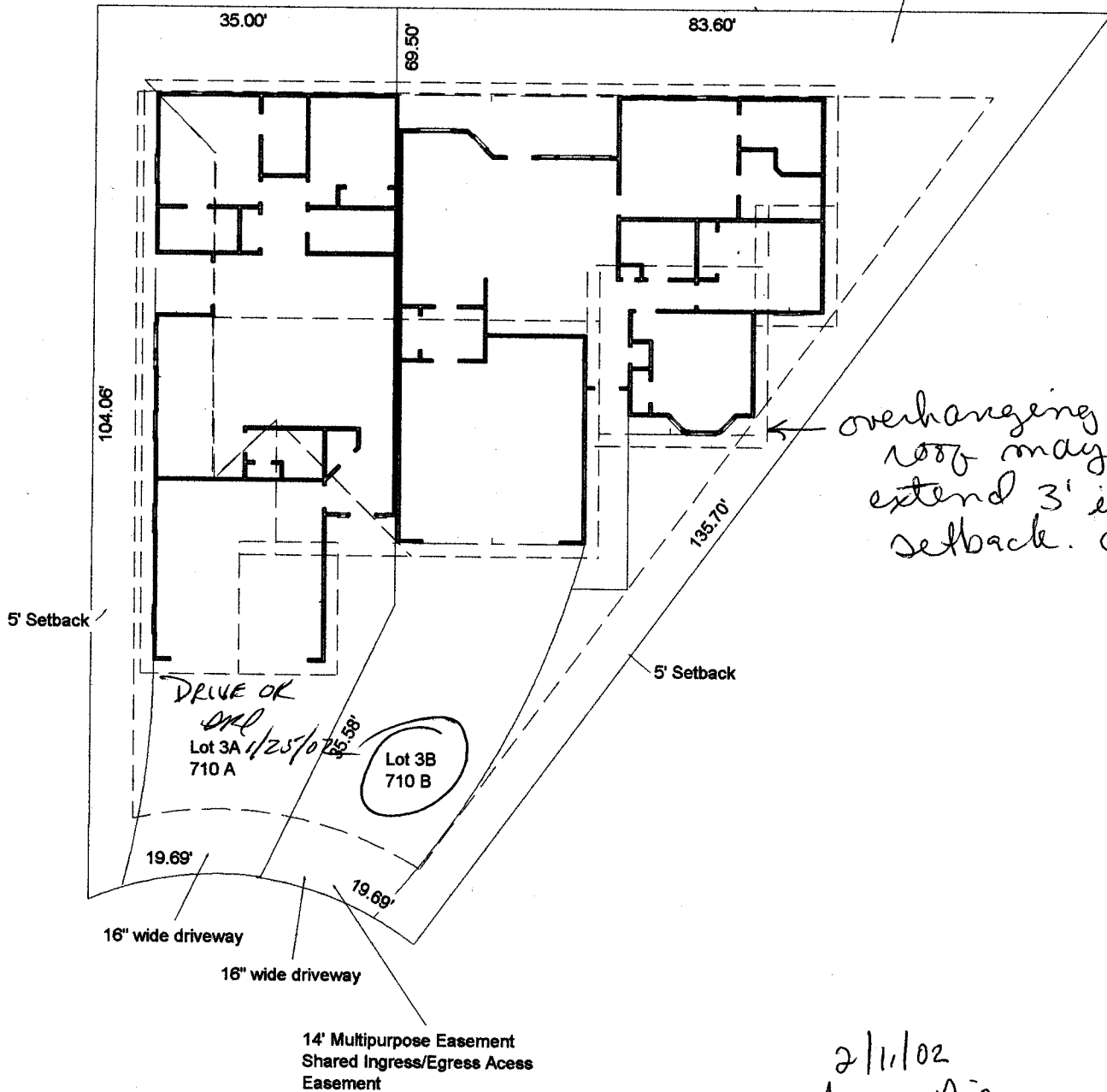
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14571</u>
Utility Accounting	<u>[Signature]</u>		Date <u>2-11-02</u>

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)



10'
Setback



2/11/02

ACCEPTED *C. Faye Wilson*
 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

Eider Court