

individual tax #s not available yet - 4/2 PSE

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

Total \$ 802.00

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

BLDG PERMIT NO. 83950



Your Bridge to a Better Community

BLDG ADDRESS 710 ESTATES BLVD. SQ. FT. OF PROPOSED BLDGS/ADDITION 6500 ✓

TAX SCHEDULE NO. 2701-344-00-189 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION The Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 6500 ✓

FILING — BLK 3 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Doug & MARIA ROCK NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2562 S. CORRAL DR. USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 245-7953 DESCRIPTION OF WORK & INTENDED USE new residence

(2) APPLICANT Keystone Bldrs TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS P.O. Box 1807

(2) TELEPHONE 243-9428

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.

*driveway location must be on site plan*

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 10 TRAFFIC 18 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 4/8/02

Department Approval [Signature] Date 4-18-02

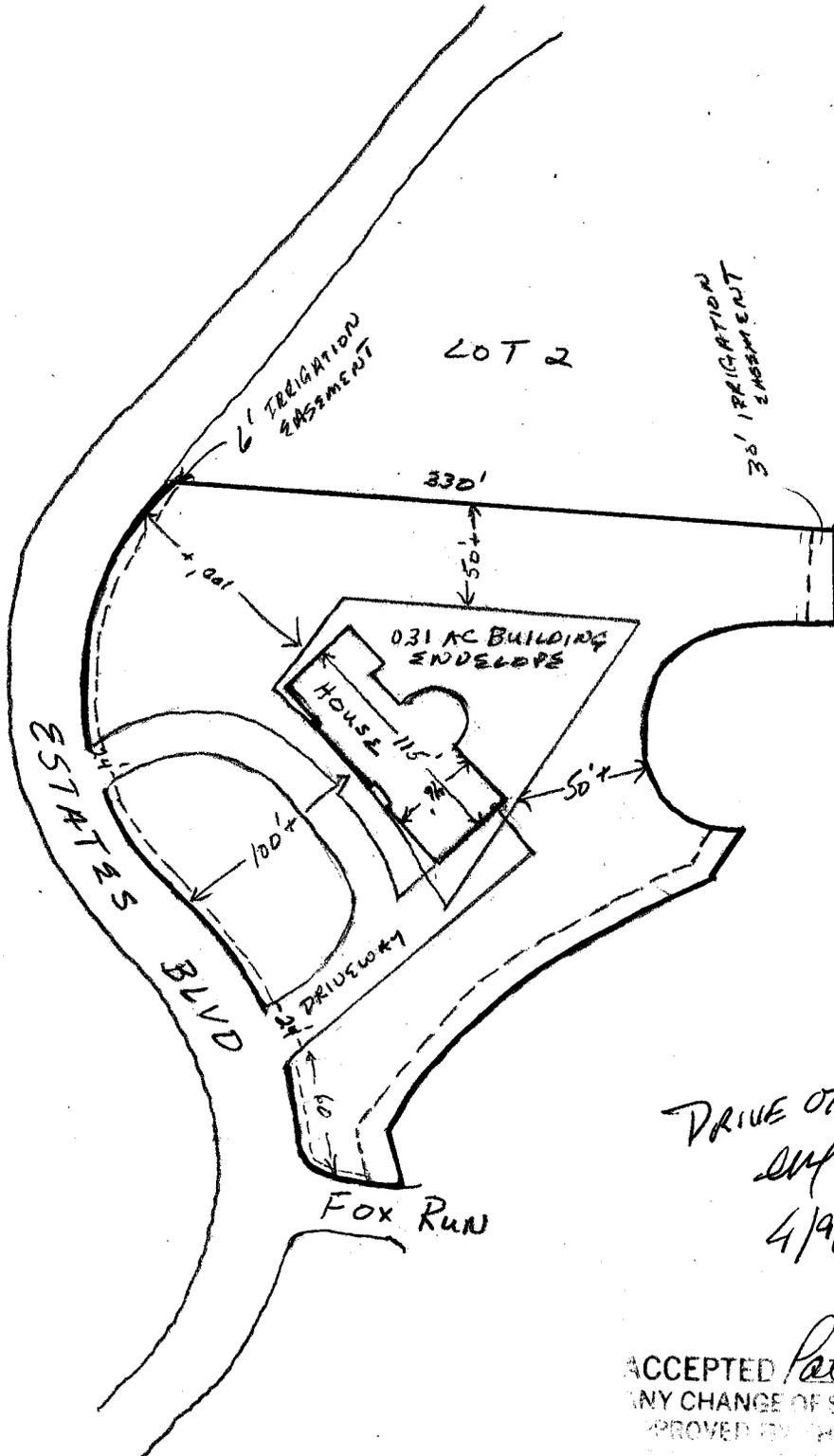
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>CH767</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4-18-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)  
*ute Water 242-7491*

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

740 ESTATES BLVD

LOT 1, BLOCK 3



DRIVE OK  
DMF  
4/9/02

4-18-02

ACCEPTED Pat Bushman  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.