

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

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

BLDG PERMIT NO. 86998



Your Bridge to a Better Community

BLDG ADDRESS 2050 F 3/4 RD. SQ. FT. OF PROPOSED BLDGS/ADDITION 2206

TAX SCHEDULE NO. 2947-152-48-013 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION INDEPENDENCE RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 2206

FILING 9 BLK 1 LOT 11 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER E. PERRY CONST. INC. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2177 REDCLIFF CIR. GJCO USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970-245-6384 DESCRIPTION OF WORK & INTENDED USE NEW HOUSE

(2) APPLICANT SAME TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 ~~any~~ structures 35%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required? YES NO _____
 or _____ from center of ROW, whichever is greater

Side 10'/15' from PL, Rear 20' from PL Parking Req'mt 2 spaces

Maximum Height 32' Special Conditions 15' driveway setback required

CENSUS 1402 TRAFFIC 88 ANNEX# adjacent to open space

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 11-4-02

Department Approval [Signature] Date 11/6/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15448</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/6/02</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)

LOT 12 BLK 1

90.72 ft.

C. Faye Libera
ACCEPTED
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

50'

LOT 10
BLK 1

135.45 ft.

S 00° 24' 16" E

10'

HOUSE

15'

PARK

135.45 ft.

WATER LINE

SEWER LINE

GARAGE

S 00° 24' 16" E

14' MULTI-PURPOSE EASEMENT

CONCRETE

DRIVE

25'

← 29' →

90.72 ft.

GL

US

11/4/02

2050 F 3/4 RD.
LOT 11 BLK 1 F 9
INDEPENDENCE RANCH

E PERRY CONSTRUCTION INC.
970-245-6384
970-640-8443

22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS

