

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

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

BLDG PERMIT NO. 87294



Your Bridge to a Better Community

14677-9262

BLDG ADDRESS 2766 FAIRWAY DR SQ. FT. OF PROPOSED BLDGS/ADDITION 272

TAX SCHEDULE NO. 2701-364-09-010 SQ. FT. OF EXISTING BLDGS 1907

SUBDIVISION Partee Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2179

FILING _____ BLK 9 LOT 10

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) OWNER DAVID & CAROL ROGERS

(1) ADDRESS 2766 FAIRWAY DR

(1) TELEPHONE (970) 243-7686

USE OF EXISTING BUILDINGS Resident

(2) APPLICANT _____

DESCRIPTION OF WORK & INTENDED USE Adding Covered Deck

(2) ADDRESS 2766 FAIRWAY DR

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

(2) TELEPHONE 970 243-7686

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE BMF-5 Maximum coverage of lot by structures 60%

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

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 11/27/02

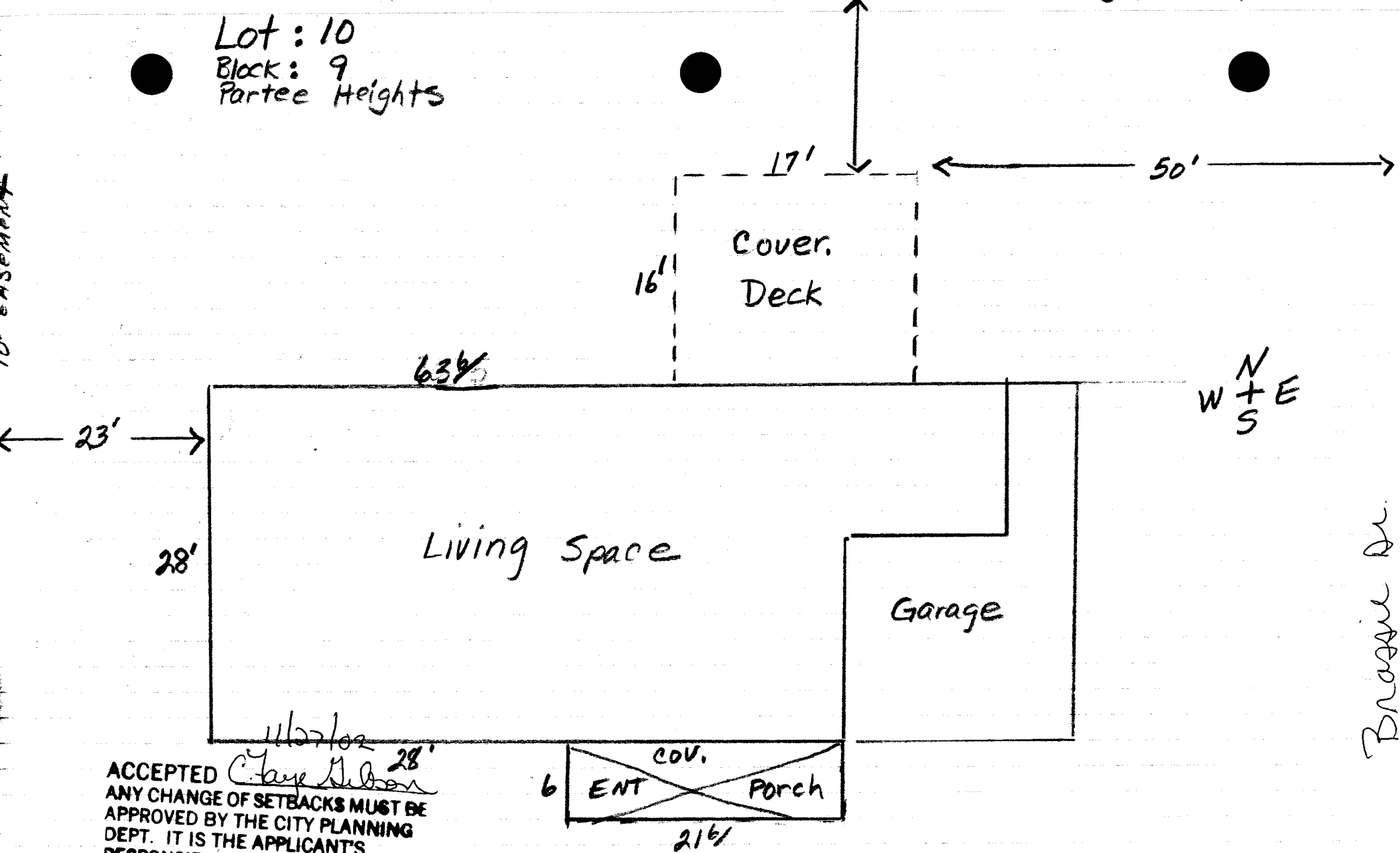
Department Approval [Signature] Date 11/27/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>	Date	<u>11-27-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

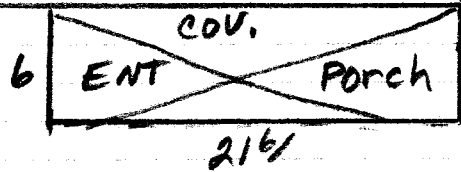
Lot: 10
Block: 9
Partee Heights

10' EASEMENT



11/27/02
Clay Nelson

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



Home of:
DAVID ROGERS
2766 FAIRWAY DR
GRAND Jct. CO
81506

Fairway Dr.