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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 707 E HARBOR SQ. FT. OF PROPOSED BLDGS/ADDITION 224 sq ft
CIRCLE 65
TAX SCHEDULE NO. 2701-334-15-001 SQ. FT. OF EXISTING BLDGS 1600 sq ft
SUBDIVISION Fountain Head TOTAL SQ. FT. OF EXISTING & PROPOSED 1824

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
Before: 1 After: _____ this Construction
(1) OWNER John M Dermot NO. OF BUILDINGS ON PARCEL
Before: _____ After: 2 this Construction
(1) ADDRESS 707 E Harbor Cir
65 CO 81505 USE OF EXISTING BUILDINGS covered patio home enclosed
(1) TELEPHONE 970 2559031 DESCRIPTION OF WORK & INTENDED USE Covered patio
(2) APPLICANT John M Dermot TYPE OF HOME PROPOSED:
(2) ADDRESS 707 E Harbor Circle _____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE 2559031 _____ 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 _____
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 5' from PL Parking Req'mt _____
Maximum Height _____ 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 John M Dermot Date 12-10/02
Department Approval Gayleen Henderson Date 12-12-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>12/12/02</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)

