

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

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

BLDG PERMIT NO. 83028



Your Bridge to a Better Community

BLDG ADDRESS 2896 Hermosa CT W.
 TAX SCHEDULE NO. 2943-064 ³⁶⁻⁰⁰² ~~00-060~~
 SUBDIVISION Indian Wash
 FILING 11 BLK 1 LOT 2
 (1) OWNER Dartmouth Grace Homes
 (1) ADDRESS 786 Valley Ct
 (1) TELEPHONE 523-5555
 (2) APPLICANT Grace Homes Const.
 (2) ADDRESS 786 Valley Ct
 (2) TELEPHONE 523-5555

SQ. FT. OF PROPOSED BLDGS/ADDITION 1584
 SQ. FT. OF EXISTING BLDGS NA
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2038 w/garage
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS NA
 DESCRIPTION OF WORK & INTENDED USE New Home
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 25' from PL
 Maximum Height 32'

Maximum coverage of lot by structures 35%
 Permanent Foundation Required: YES X NO _____
 Parking Req'mt 2
 Special Conditions _____
 CENSUS 10 TRAFFIC 22 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 1/23/02
 Department Approval [Signature] Date 2/6/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14564</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/6/02</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)

DIVISION

10/21/02
C. J. [Signature]

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

BLOCK 1

76.87'

10' (TYP)

10' (TYP)

10' (TYP)

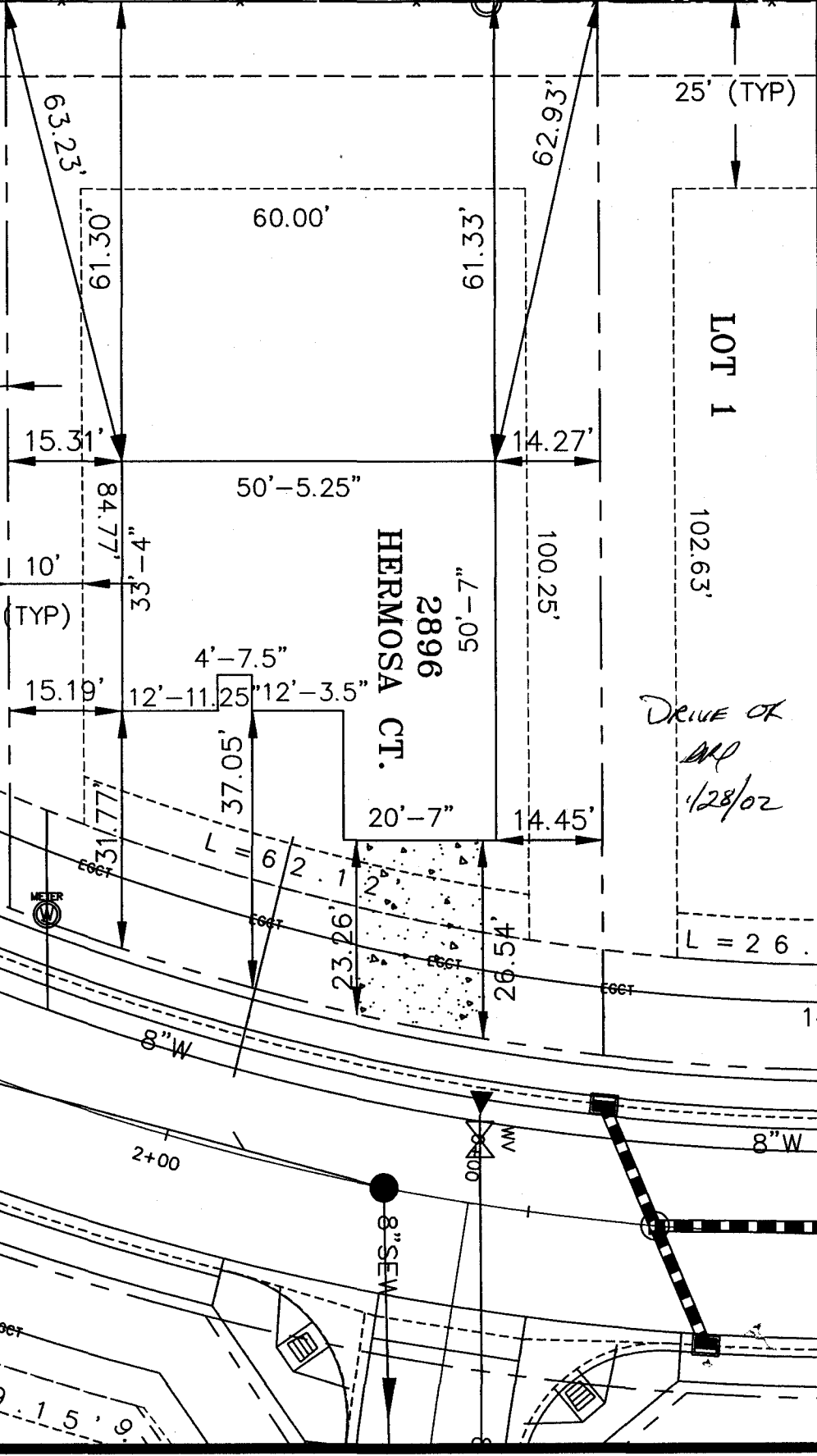
10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)



25' (TYP)

LOT 1

102.63'

DRIVE OR
1/28/02

L = 26

L = 58.04

14' (TYP)

8" PVC WW

8" SEW

2+00

8" W

8" W

8" W

8" W

8" W

14' MULTI-PURPOSE EASEMENT

L = 3.30
L = 49.15

3

1

3