

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 84548



Your Bridge to a Better Community

BLDG ADDRESS 2890 Hermosa Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1509

TAX SCHEDULE NO. 2943-064-36-005 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Indian Was II TOTAL SQ. FT. OF EXISTING & PROPOSED 1,509

FILING 2 BLK 1 LOT 5

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) OWNER Sherri Ann Key

(1) ADDRESS 633 Tamaron Dr.

(1) TELEPHONE 254-1590

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT J.G. Molzahn Const. Inc.

DESCRIPTION OF WORK & INTENDED USE New single family residential home

(2) ADDRESS 3020 Bookcliff Ave

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

(2) TELEPHONE 434-6069

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 35%

SETBACKS: Front 14' from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 10 TRAFFIC 45 ANNEX# _____

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 Susan Colunga Date 5-8-02

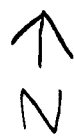
Department Approval Gayle Henderson Date 5-13-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14910</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/13/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

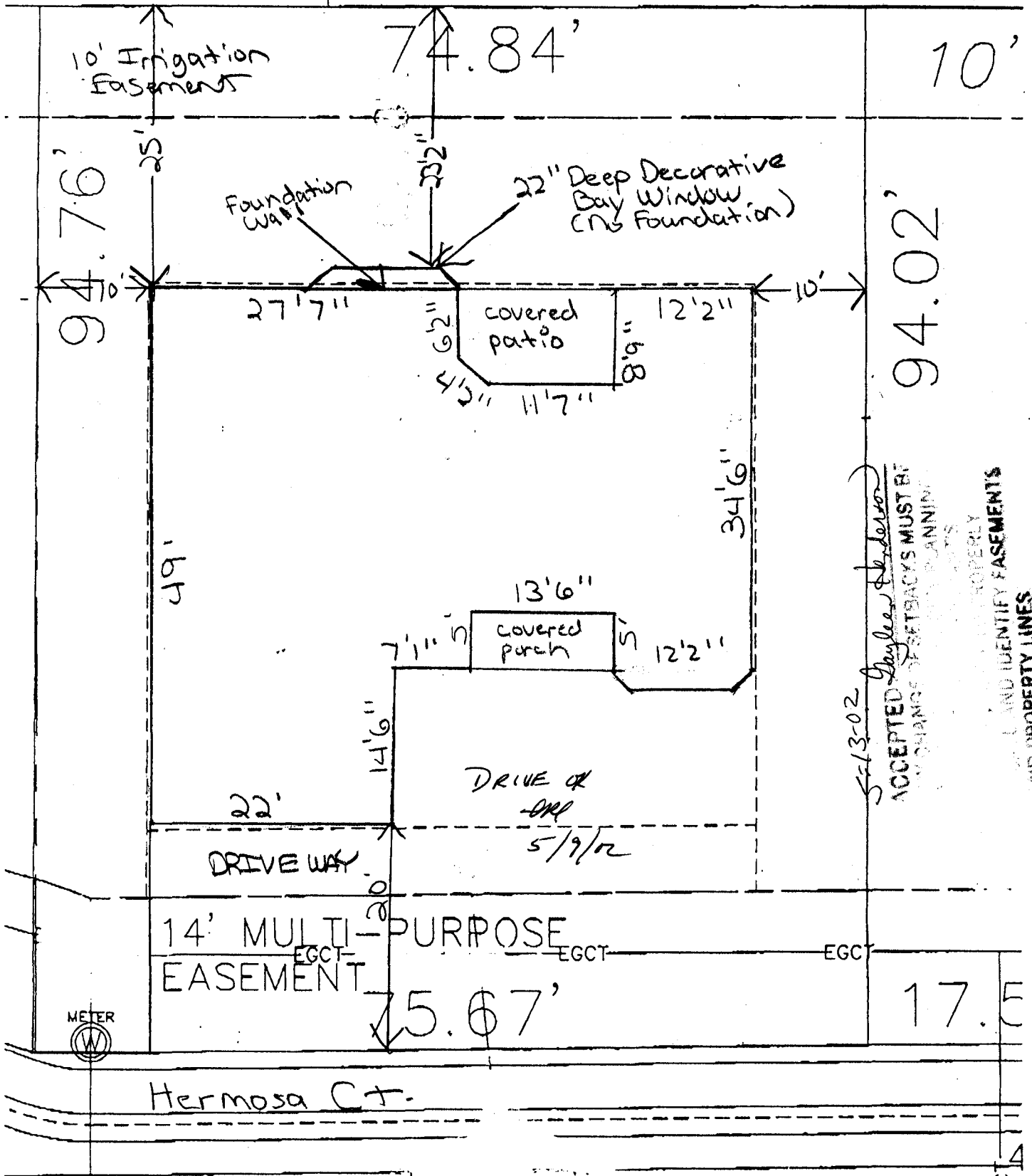
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2890 Hermosa Ct.
Indian Wash II
Block 1, Lot 5



1/8 = .64

N89°58'09"E 6



5-13-02
 Accepted by *Gayle Anderson*
 ACCEPTED. SETBACKS MUST BE
 IN ACCORDANCE WITH PLANNING
 DEPARTMENT'S PROPERTY
 AND IDENTIFY EASEMENTS
 AND PROPERTY LINES