

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

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

BLDG PERMIT NO. 83405



Your Bridge to a Better Community

BLDG ADDRESS 2888 Hermosa SQ. FT. OF PROPOSED BLDGS/ADDITION 1584
 TAX SCHEDULE NO. 2943-064-36-006 SQ. FT. OF EXISTING BLDGS NA
 SUBDIVISION Indian Wash TOTAL SQ. FT. OF EXISTING & PROPOSED 2038 w/ gaze
 FILING 2 BLK 1 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Grace Homes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 786 Valley ct USE OF EXISTING BUILDINGS New Home NA
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Grace Homes Const TYPE OF HOME PROPOSED:
 (2) ADDRESS 786 Valley ct Site Built Manufactured Home (JBC)
 (2) TELEPHONE 523-5555 Manufactured Home (HUD) Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location, 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 10' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 32' 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).

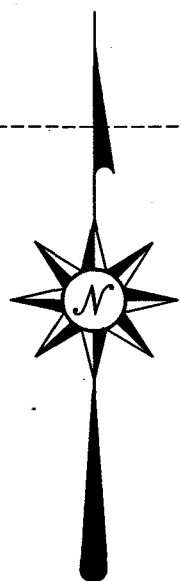
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 2/20/02
 Department Approval [Signature: Pat Bushman] Date 3-5-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14632</u>
Utility Accounting	<u>[Signature: Bensley]</u>	Date	<u>3/5/02</u>

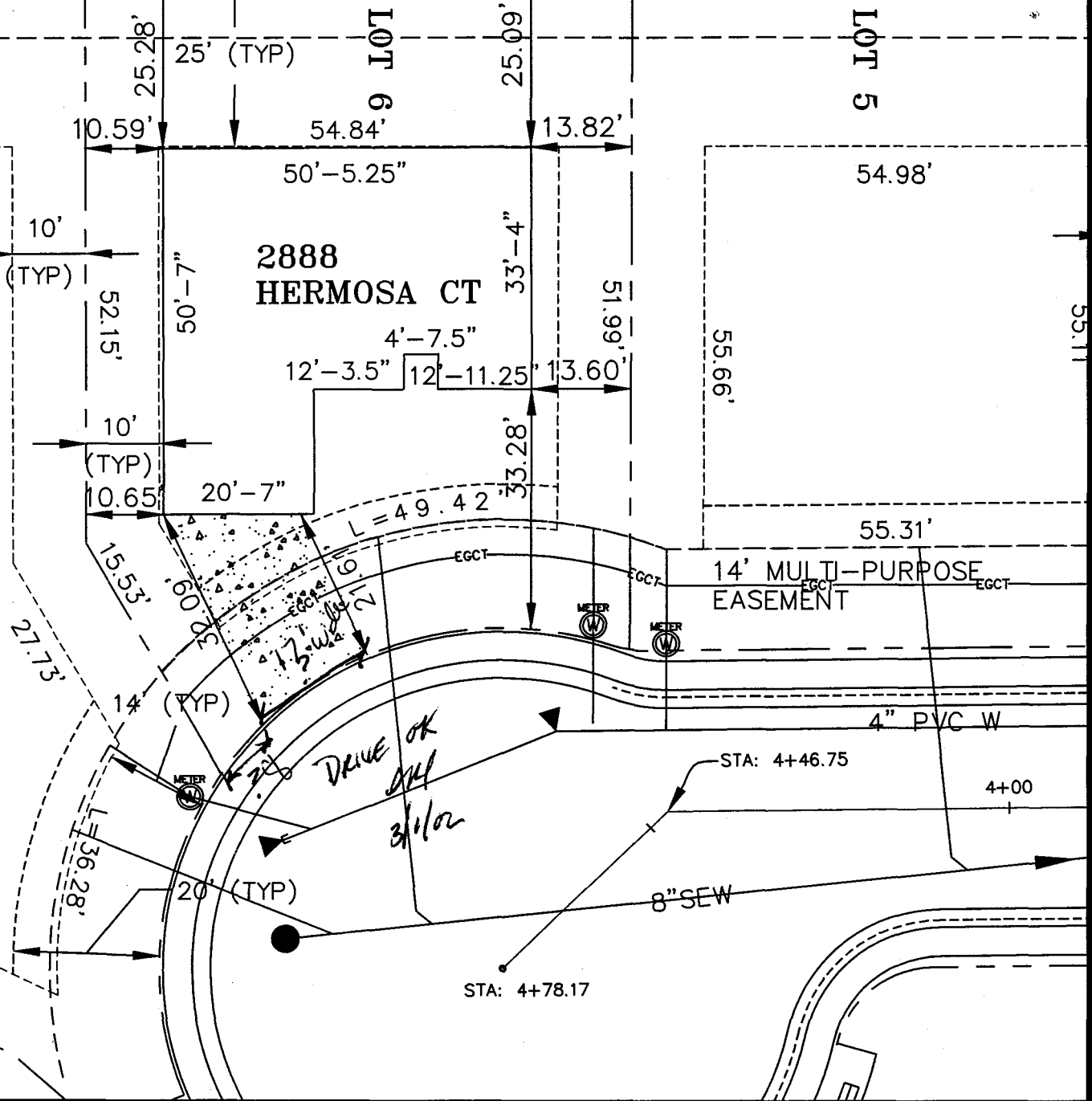
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT 7



SCALE
1=20

3-5-02
ACCEPTED *Pat Bushman*
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



2888
HERMOSA CT

14' MULTI-PURPOSE
EASEMENT

DRIVE OK
3/1/02

STA: 4+46.75

STA: 4+78.17

8" SEW

4" PVC W

