

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

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

BLDG PERMIT NO. 86496

(Signature)



BLDG ADDRESS 2894 HERMOSA CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1515
 TAX SCHEDULE NO. 2943-064-36-003 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION INDIAN WASH II TOTAL SQ. FT. OF EXISTING & PROPOSED 1515
 FILING _____ BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER A. L. M. CONSTRUCTION INC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3029 F 1/2 Rd USE OF EXISTING BUILDINGS _____
GRAND JCT CO 81504
 (1) TELEPHONE 434-6467 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY
 (2) APPLICANT LOREN J. MARTIN TYPE OF HOME PROPOSED:
 (2) ADDRESS 3029 F 1/2 Rd G.S. Co 81504 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 434-6467 _____ 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 35%
 SETBACKS: Front 14' from property line (PL) Permanent Foundation Required NO _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 25' from PL Parking Req't 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 Loren J. Martin Date 9-27-02
 Department Approval DH Gayles, Henderson Date 9-30-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15341</u>
Utility Accounting <u>Te Bunsley</u>	Date <u>9/30/02</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)

SITE PLAN
2894 HERMOSA CT.

75.70'

10' IRRIGATION EASEMENT

32' 4"

9-30-02 *Gayleen Henderson*
ACCEPTED
BY OWNER OF RECORDS MUST BE
FOR THE PURPOSES OF PLANNING
AND RECORDING OF THE RECORDANT'S
PROPERTY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

98.39'

10' 4"

10' 4"

120.96'

14' MULTI PURPOSE
EASEMENT

DRIVE

27' 8"

21'

HERMOSA CT
9/27/02