

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 86641



Your Bridge to a Better Community

BLDG ADDRESS 606 W Indian Creek Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 14'x16'

TAX SCHEDULE NO. 2943-064-10-011 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Indian Village TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT 105 NO. OF DWELLING UNITS:

(1) OWNER Michelle Potter Before: _____ After: _____ this Construction

(1) ADDRESS 606 W Indian Creek Dr. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 241-1056 Before: _____ After: _____ this Construction

(2) APPLICANT KD Construction USE OF EXISTING BUILDINGS private residence

(2) ADDRESS 2385 Sayre Ct. DESCRIPTION OF WORK & INTENDED USE Deck

(2) TELEPHONE 263-0867 TYPE OF HOME PROPOSED:

_____ X Site Built _____ Manufactured Home (UBC)

_____ Manufacture 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 RMF-5 Maximum coverage of lot by structures 60%

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 25' from PL

Parking Req'mt _____

Maximum Height 33' 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 [Signature] Date 10-8-02

Department Approval [Signature] Date 10/8/02

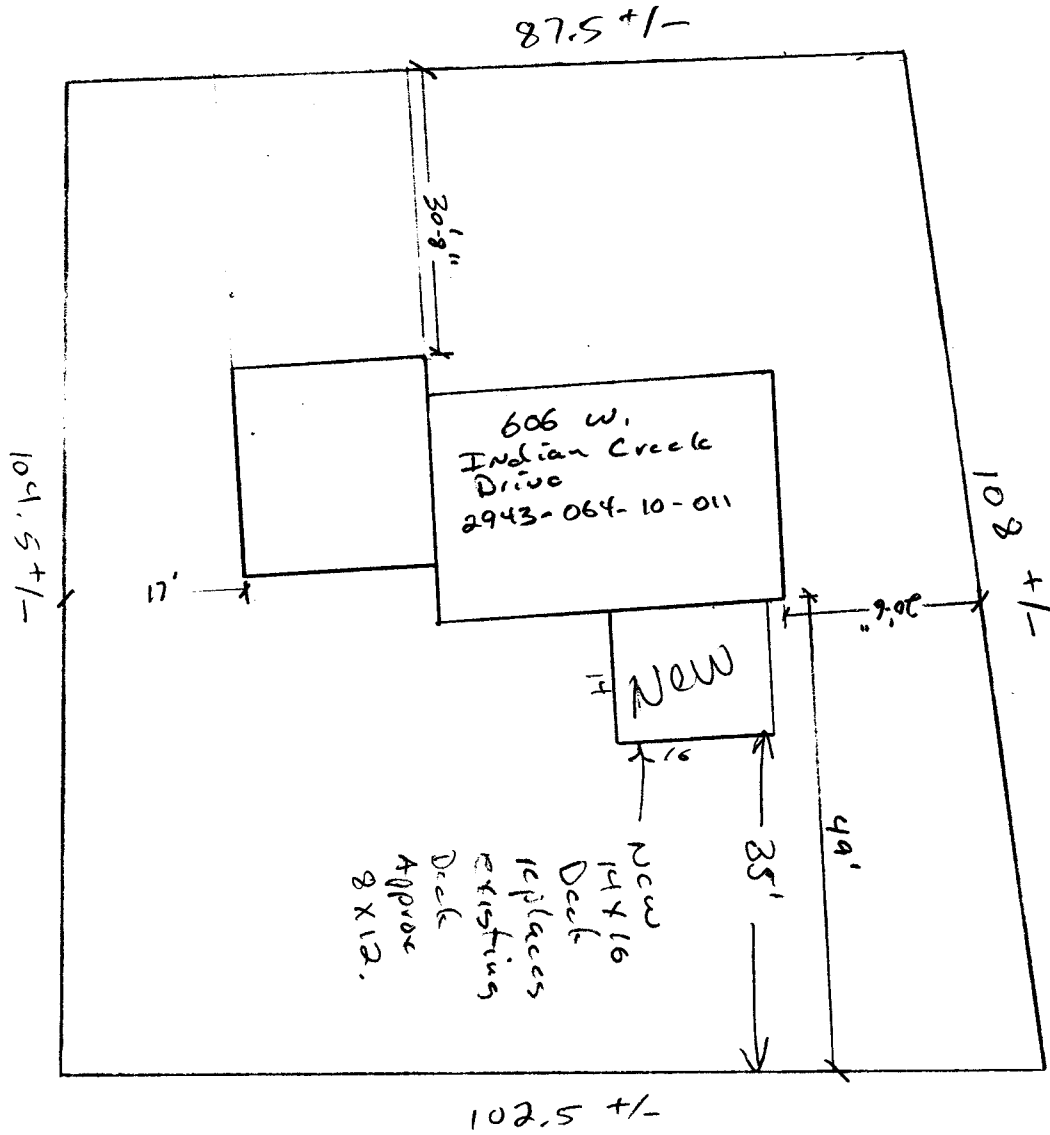
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>10/8/02</u>		

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)

N

West Indian Creek Drive



10/18/02

ACCEPTED *C. Faye Nelson*
 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.