

FEE \$	10.00
TCP \$	198.00
SIF \$	292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 43198



Your Bridge to a Better Community

BLDG ADDRESS 2497 LAKE PARK CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1585

TAX SCHEDULE NO. 2701-334-31-013 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Fountain GREENS TOTAL SQ. FT. OF EXISTING & PROPOSED 1585

FILING 1 BLK 1 LOT 13

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

(1) OWNER Shuman

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

(1) ADDRESS 815-25

USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 245-4266

DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RES.

(2) APPLICANT LOPEZ Const.

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

(2) ADDRESS 3032 E 1/2 Rd

(2) TELEPHONE 434-5954, 234-9451

**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 45%

SETBACKS: Front 15' <sup>20' garages</sup> from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO

Side 5'/20' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions \_\_\_\_\_

CENSUS 9 TRAFFIC 8 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 Chuck Lopez

Date FEB-12-02

Department Approval CFB. Gaylen Henderson

Date 2-13-02

Additional water and/or sewer tap fee(s) are required:	<u>YES</u>	NO	W/O No. <u>14577</u>
Utility Accounting	<u>Rob Overholt</u>	Date	<u>2/13/02</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)

