

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

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

BLDG PERMIT NO. 83690



Your Bridge to a Better Community

BLDG ADDRESS 717-Lochwood WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 1750
 TAX SCHEDULE NO. 2701-334-32-013 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION FOUNTAIN GREEN TOTAL SQ. FT. OF EXISTING & PROPOSED 1750
 FILING 1 BLK BZ LOT 13 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER LARSON / LARSON Int NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS PO. Box 3477 81502 USE OF EXISTING BUILDINGS RES
 (1) TELEPHONE 245-9657 DESCRIPTION OF WORK & INTENDED USE NEW
 (2) APPLICANT Terry Larson TYPE OF HOME PROPOSED: Site Built MAN 25 2007
 (2) ADDRESS 2205 MASCARADO DR 81503 Site Built Manufactured Home (IBC)
 (2) TELEPHONE 260-0450 Manufactured Home (HUD) Other (please specify) TB

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' from property line (PL) Permanent Foundation Required: YES NO
 or from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions
 CENSUS 9 TRAFFIC 4 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).

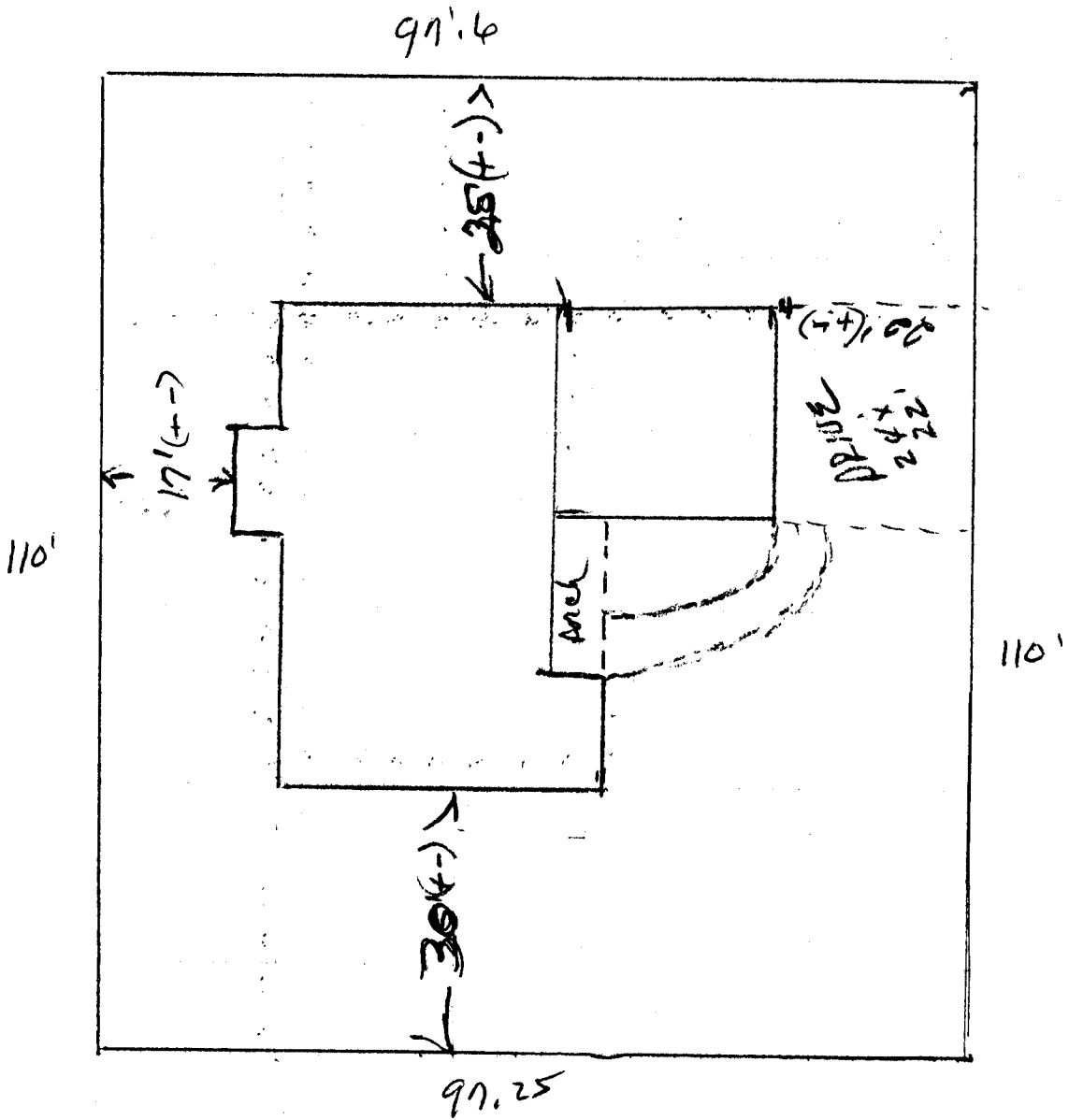
Applicant Signature Terry Larson Date 3-20-02
 Department Approval Gayleen Henderson Date 3-25-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14681</u>
Utility Accounting	<u>P. Bensley</u>	Date	<u>3/25/02</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)

North
^



3-25-02
ACCEPTED *Daylean Henderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

DRIVE OK
 DNL
 3/25/02

2701-334-32-013

Lot 10 Bk 1 Fee 1 717-Lochwood way