

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

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

BLDG PERMIT NO. 86773



Your Bridge to a Better Community

BLDG ADDRESS 722 LOCANWOOD SQ. FT. OF PROPOSED BLDGS/ADDITION 1403
TAX SCHEDULE NO. 2701-334-35-014 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Fountain Creek Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1403
FILING 2 BLK 2 LOT 13 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER STROTON CONSTRUCTION INC. NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS P.O. Box 4247 USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE (970) 245-9008 DESCRIPTION OF WORK & INTENDED USE New Home
(2) APPLICANT STROTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:
(2) ADDRESS P.O. Box 4247 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE (970) 245-9008 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 45%
SETBACKS: Front 15' (20' to garage) from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater
Side 15' from PL, Rear 10' from PL Parking Req't 0 or 2
Maximum Height 32' Special Conditions ltr from lic eng. req'd
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 [Signature] Date 10/16/02
Department Approval [Signature] Date 10/22/02

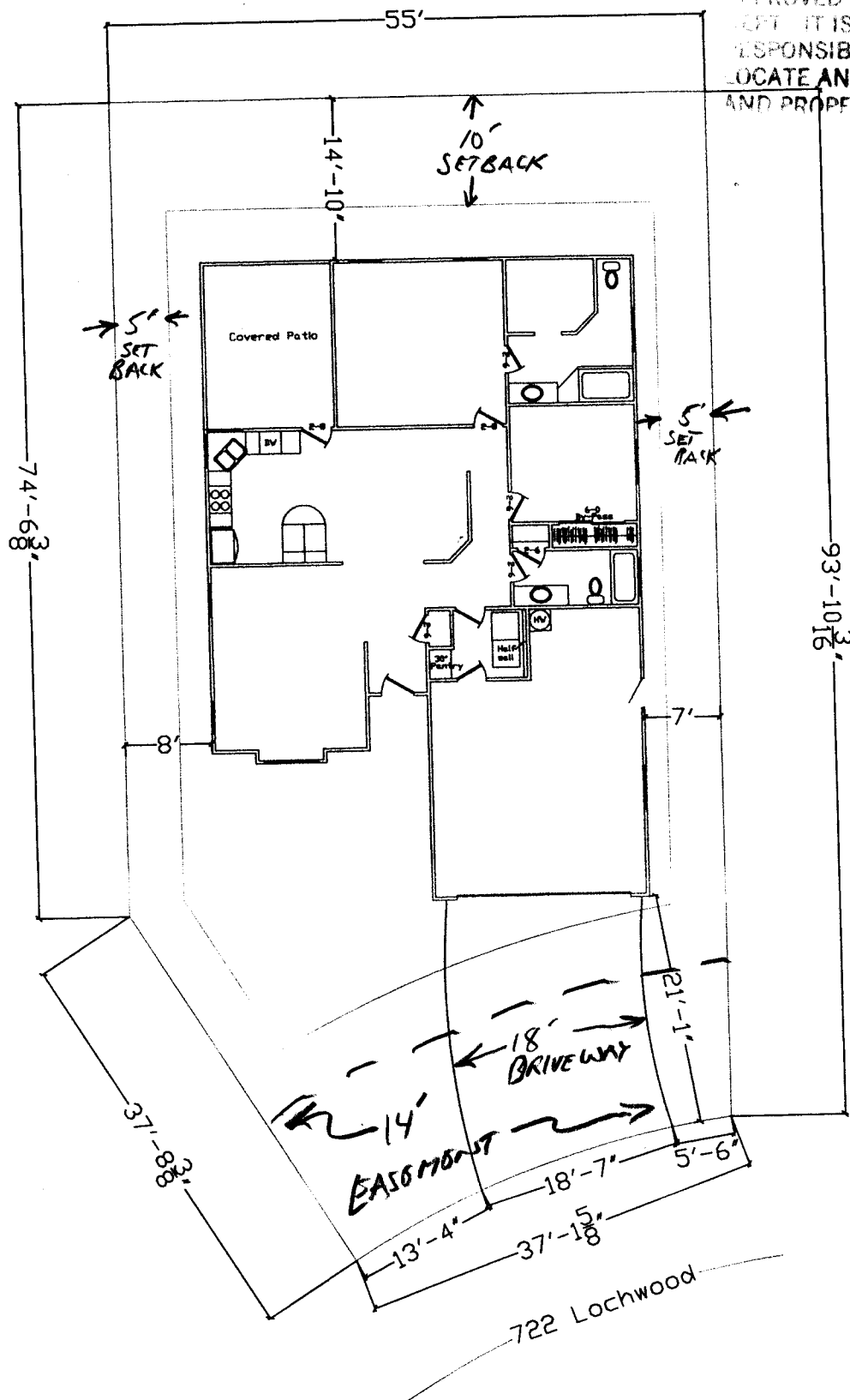
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15409</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/22/02</u>

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)

10/22/02

ACCEPTED *Chay Libson*
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



ale
lee
10/17/02

722 Lochwood