

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

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

BLDG PERMIT NO. 85039



Your Bridge to a Better Community

BLDG ADDRESS 468 Maraj

SQ. FT. OF PROPOSED BLDGS/ADDITION 1424

TAX SCHEDULE NO. 2943-101-11-014

SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Clinton East

TOTAL SQ. FT. OF EXISTING & PROPOSED 1424

FILING _____ BLK 1 LOT 14

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

(1) OWNER Great New Homes

NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 3032 J-70 Bus. Loop 81504

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 434-4616

DESCRIPTION OF WORK & INTENDED USE Single Family Home

(2) APPLICANT Same

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

(2) ADDRESS _____

(2) TELEPHONE _____

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 _____

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 5' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions _____

CENSUS 8 TRAFFIC 57 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 7/11/02

Department Approval [Signature]

Date 7-11-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15087</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/11/02</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)