

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 86985



Your Bridge to a Better Community

BLDG ADDRESS 2823 MEADE CT
 TAX SCHEDULE NO. 2943-063-27-001
 SUBDIVISION VILLAGE PARK
 FILING 2 BLK 3 LOT 10
 (1) OWNER Lee Hoves
 (1) ADDRESS 569 S. West Gate #3
 (1) TELEPHONE 234-1091
 (2) APPLICANT [Signature]
 (2) ADDRESS [Signature]
 (2) TELEPHONE [Signature]

SQ. FT. OF PROPOSED BLDGS/ADDITION 1309
 SQ. FT. OF EXISTING BLDGS 2
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1309
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this construction
 NO. OF BUILDINGS ON PARCEL:
 Before: 0 After: 1 this construction
 USE OF EXISTING BUILDINGS NO
 DESCRIPTION OF WORK & INTENDED USE New Residence
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured 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 PD
 SETBACKS: Front 15' ^{Home} 20' ^{Garage} from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 15' from PL
 Maximum Height 32'

Maximum coverage of lot by structures 50%
 Permanent Foundation Required: YES NO
 Parking Req'mt 2
 Special Conditions _____
 CENSUS 10 TRAFFIC 22 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).

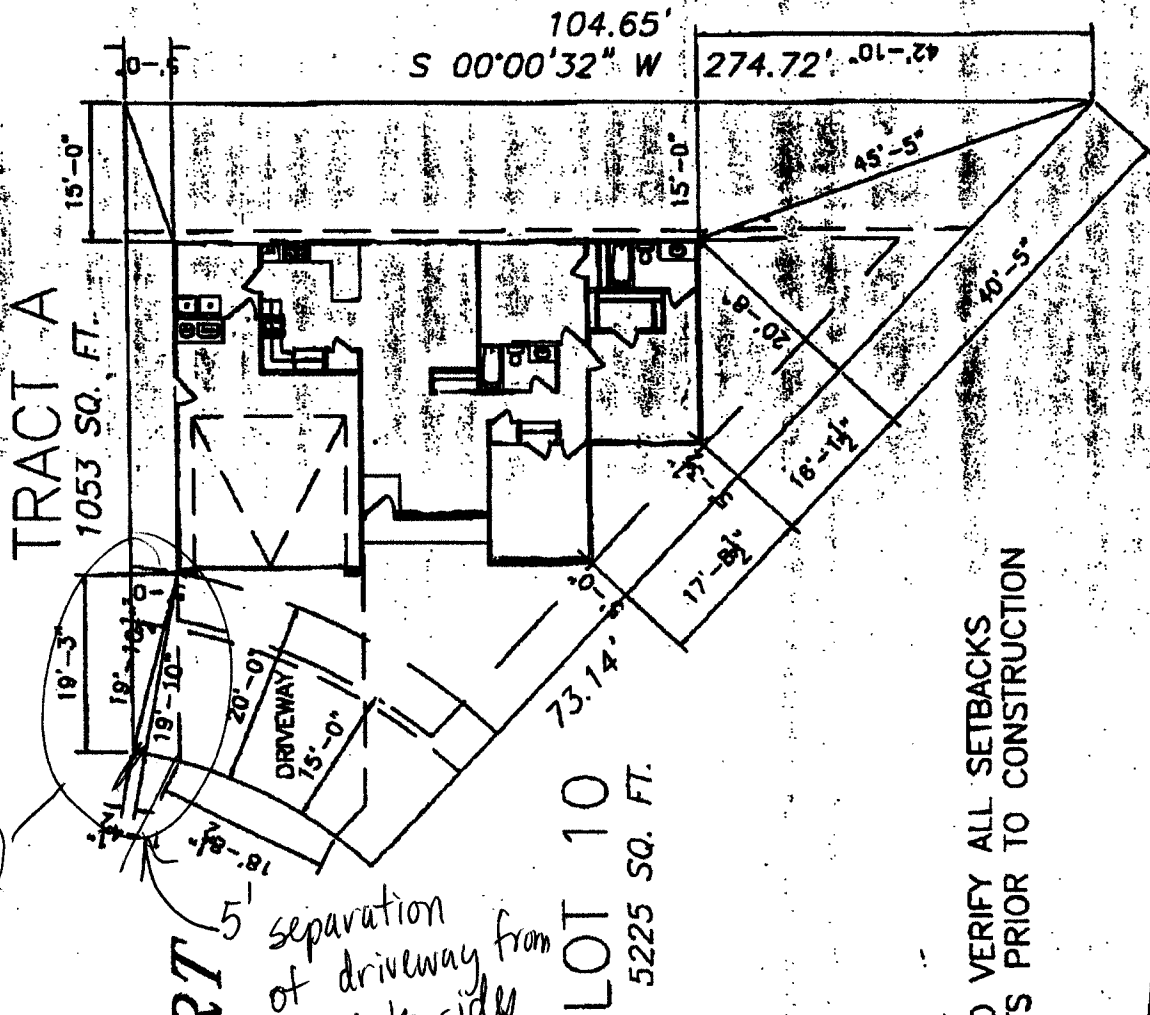
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 18 Oct 02
 Department Approval [Signature: Ronnie Edwards] Date 10/24/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15400</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/24/02</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)



Need 20'

separation of driveway from R both sides

2823 MEADE COURT

Need # 3
Block #
Address House
size of 13094

LOT 10
5225 SQ. FT.

BUILDER TO VERIFY ALL SETBACKS AND EASEMENTS PRIOR TO CONSTRUCTION

ACCEPTED... ANY CHANGE... SETBACKS MUST BE... PLANNING... EASEMENTS... PROPERLY... IDENTIFY EASEMENT... PROPERTY LINES

Rosmie

date

date

10/24/02

all
lll
10/18/02