

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

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

BLDG PERMIT NO. 86332



Your Bridge to a Better Community

BLDG ADDRESS 2484 Mescalero Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1473 + GARAGE

TAX SCHEDULE NO. 2701-334-35-010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Fountain Greens #2 TOTAL SQ. FT. OF EXISTING & PROPOSED 1473 + GARAGE

FILING 2 BLK 2 LOT 9 NO. OF DWELLING UNITS:

(1) OWNER LARSON LARSON ENT Before: _____ After: _____ this Construction

(1) ADDRESS PO 3477 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 245-9657 Before: _____ After: _____ this Construction

(2) APPLICANT TERRY LARSON USE OF EXISTING BUILDINGS Single family

(2) ADDRESS 2265 Mescalero Ave DESCRIPTION OF WORK & INTENDED USE NEW CONSTRUCTION

(2) TELEPHONE 260-0450 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 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear _____ from PL Parking Req'mt 2

Maximum Height 32' Special Conditions ltr from licensed eng req'd

CENSUS 9 TRAFFIC 4 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 Terry Larson Date 9-16-02

Department Approval Wendy Sparr Date 9/17/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14820</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/17/02</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)

Wendy Spurr

ACCEPTED
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.

DRIVE OK
24 8/20/02
92'-7"

← 22' 1" →
ND

