

FEE \$	10.00
TCP \$	0
SIF \$	292.00

PLANNING CLEARANCE

BLDG PERMIT NO. 85455

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

ac

BLDG ADDRESS 1910 Palmer St SQ. FT. OF PROPOSED BLDGS/ADDITION 1800

TAX SCHEDULE NO. 2945-261-32-003 SQ. FT. OF EXISTING BLDGS -

SUBDIVISION Jordan Corchard Mesa Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 1800

FILING _____ BLK _____ LOT 3

NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

(1) OWNER Lloyd Jordan

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) ADDRESS 618 1/2 Sunset Ct #1504

USE OF EXISTING BUILDINGS Single Family Res

(1) TELEPHONE 243-5471

DESCRIPTION OF WORK & INTENDED USE Single Family Res

(2) APPLICANT Rocky Mtn Const

TYPE OF HOME PROPOSED:

(2) ADDRESS 963 E. Laura ave

____ Site Built ____ Manufactured Home (UBC)

____ Manufactured Home (HUD)

(2) TELEPHONE 234-1615 - 858-0152

Other (please specify) Stick Built

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 RMF-8

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 10' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 13 TRAFFIC 80 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 7/2/02

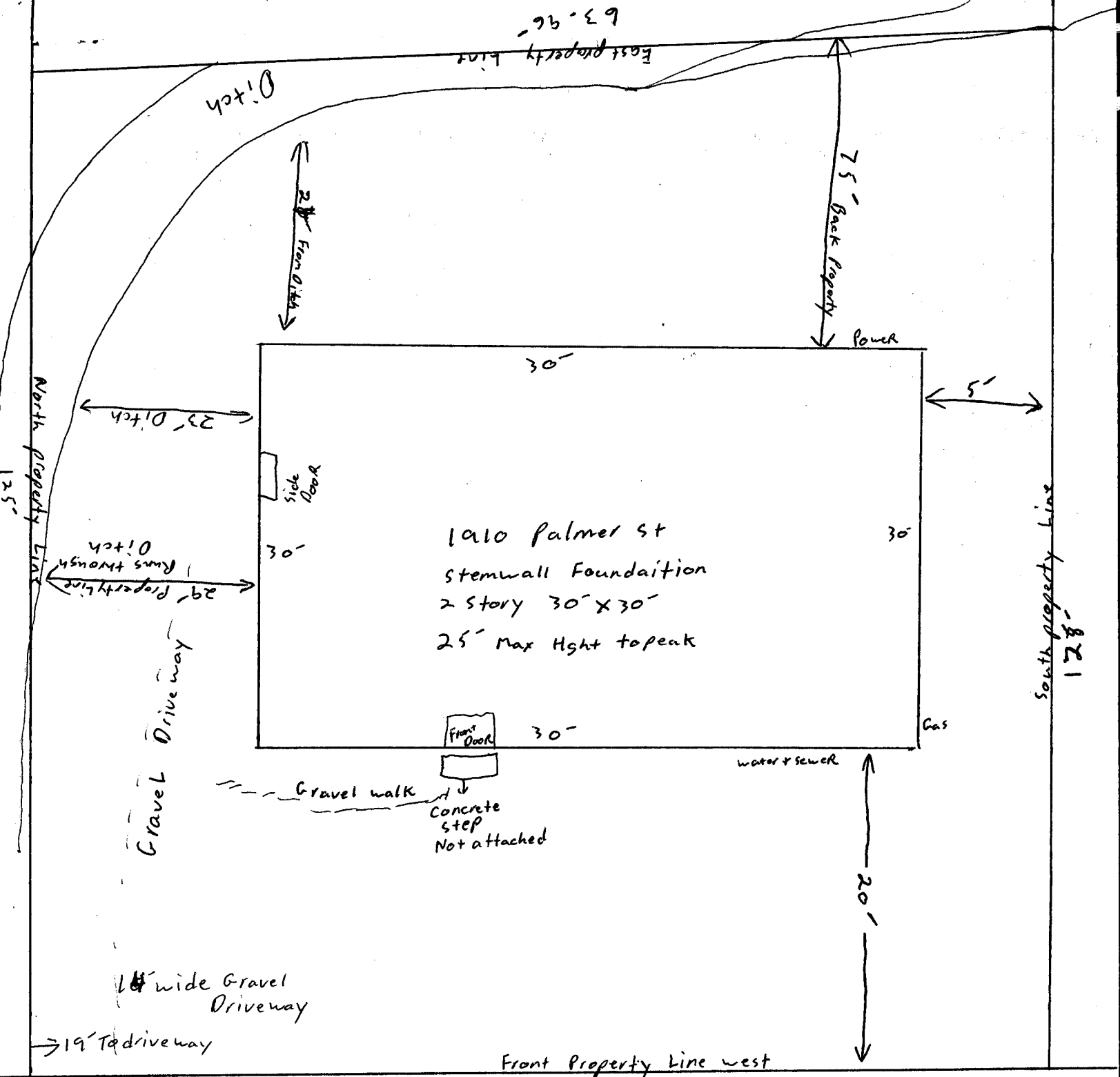
Department Approval [Signature]

Date 7-16-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>(S) #15107</u> <u>(W) #15108</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/16/02</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)



SHOW DITCH BASEMENT & GRADING 64"
 SHOW DRIVE

~~DRIVE MUST BE PAVED~~
 2H

14' Easement multipurpose

7-16-02

ACCEPTED Raylene Henderson
 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
 2H 1910 Palmer St
 7/16/02 1800 sqft 2 story Home