

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

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

BLDG PERMIT NO. 84702



Your Bridge to a Better Community

BLDG ADDRESS 1912 Palmer SQ. FT. OF PROPOSED BLDGS/ADDITION 1270
TAX SCHEDULE NO. 2945-2001-21-024 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Jordan Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 1270
FILING _____ BLK _____ LOT 2 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 N. Sunset ct. USE OF EXISTING BUILDINGS _____
(1) TELEPHONE 243-5471 DESCRIPTION OF WORK & INTENDED USE Home
(2) APPLICANT Rocky Mtn Const. TYPE OF HOME PROPOSED:
(2) ADDRESS 963 E Laura ave Fruity Co. Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE 858-0152 _____ 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 RMF-8 Maximum coverage of lot by structures 70%
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 10' from PL Parking Req'mt 2
Maximum Height 35' Special Conditions _____
CENSUS 13 TRAFFIC 80 ANNX# _____

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 5/21/02
Department Approval C. Tarye Gibson Date 5/22/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14945-S</u> <u>14946-W</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/22/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

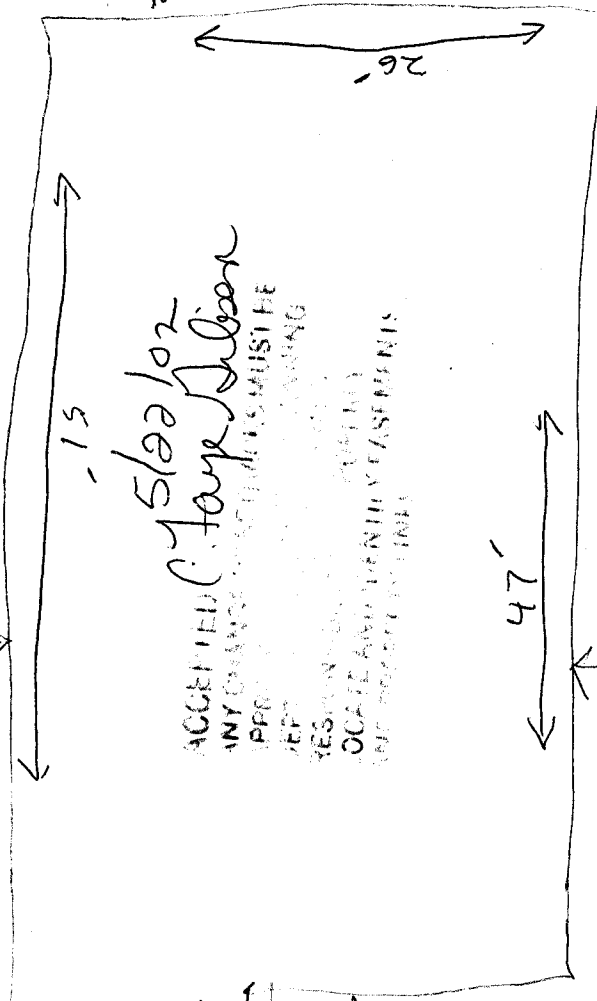
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Ditch

20' Easement

54' Topog. Line

Property Line

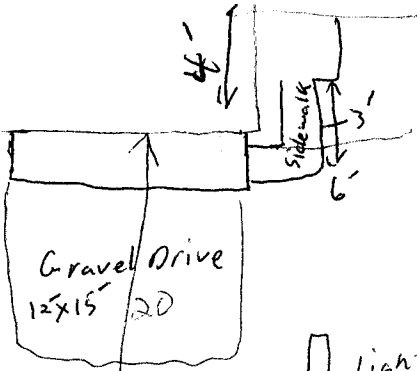


Easement

12

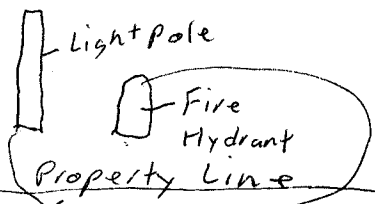
47'

5



DRIVE OK
 5/22/02

5/22/02



Palmer ↓ 22'