

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

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

BLDG PERMIT NO. 82963

*AL*



Your Bridge to a Better Community

BLDG ADDRESS 454 Quarry Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1656  
 TAX SCHEDULE NO. 2943-161-95-003 SQ. FT. OF EXISTING BLDGS N/A  
 SUBDIVISION Fruitvale Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1656

FILING \_\_\_\_\_ BLK 1 LOT 3

(1) OWNER Jamie Powell

(1) ADDRESS 482 Tracy #3, Clifton, CO

(1) TELEPHONE 241-2871 x 28 message

(2) APPLICANT SAME

(2) ADDRESS AS

(2) TELEPHONE ABOVE

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 N/A

DESCRIPTION OF WORK & INTENDED USE New Single Family Home

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUPB)  
 \_\_\_\_\_ 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-5

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

Side 5' from PL, Rear 25' from PL

Maximum Height 35'

Maximum coverage of lot by structures 6090

Permanent Foundation Required: YES  NO \_\_\_\_\_

Parking Req'mt 2

Special Conditions \_\_\_\_\_

CENSUS 8 TRAFFIC 57 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 Jamie Powell

Date 01/18/02

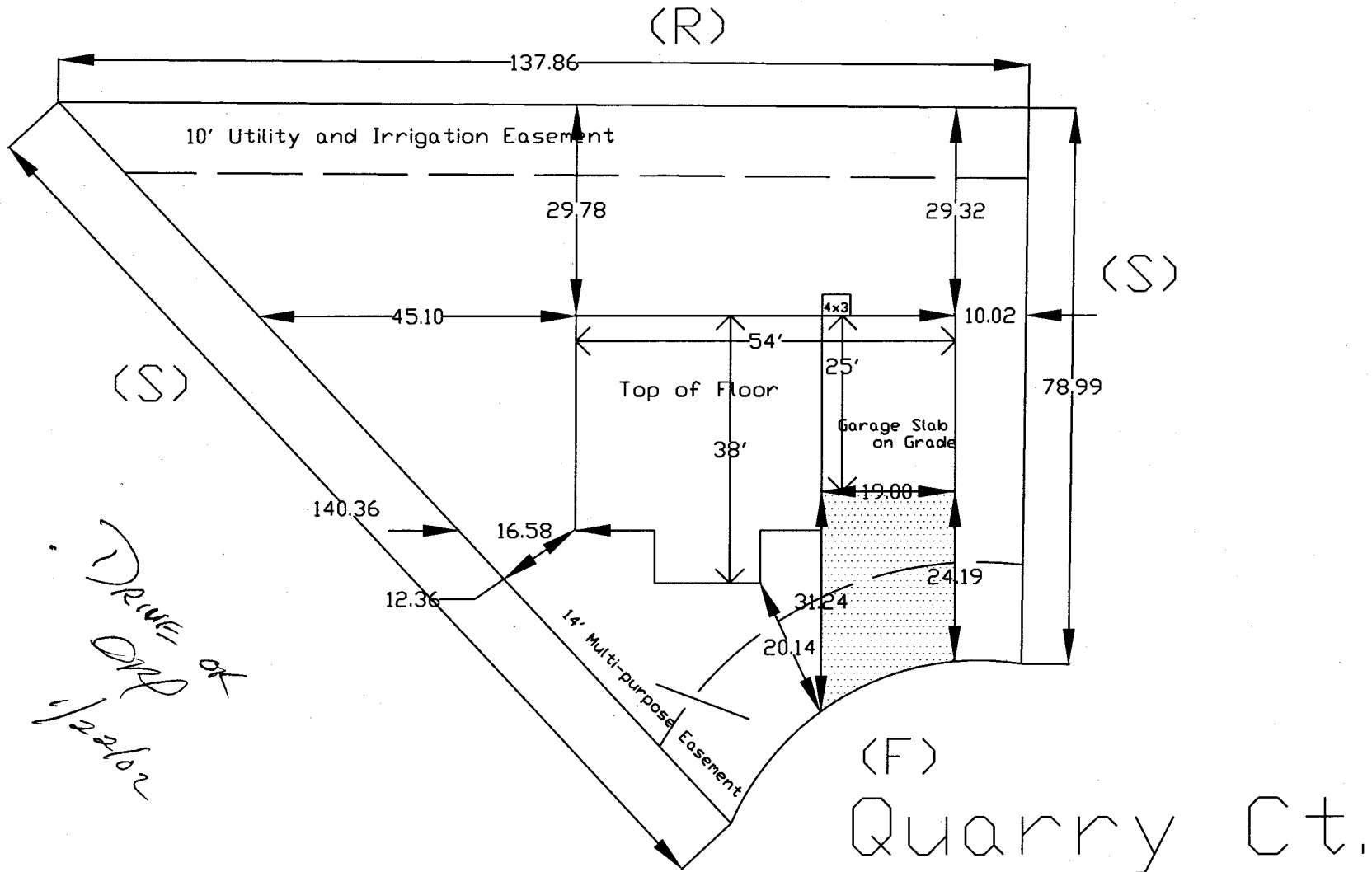
Department Approval C.F.B. Gayle Henderson

Date 1-25-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14526</u>
Utility Accounting <u>T. Bensley</u>	Date <u>1/25/02</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)



*DRIVE OR  
OR  
1/22/02*

(F)  
Quarry Ct.

1-25-02  
**ACCEPTED** *Gayleen 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.

	Jamie Powell	
	454 Quarry Ct.	
Lot 3	Fruitvale Meadows	SQ.FT. 8372
Block 1	SCALE	The Energy Office