

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

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

BLDG PERMIT NO. 86936



BLDG ADDRESS 2984 Reed CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1450

TAX SCHEDULE NO. 2943-174-21-001 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION WESTLAND ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED 1450

FILING 1 BLK 1 LOT 1 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER MICHAEL ROBERTS NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 0 this Construction

(1) ADDRESS 411 Constock Dr Fruita, Co 81521 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 261.7537 DESCRIPTION OF WORK & INTENDED USE FOUNDATION

(2) APPLICANT MICHAEL ROBERTS TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 411 Constock Dr Fruita, Co 81521

(2) TELEPHONE 261.7537

**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 B5F-4 Maximum coverage of lot by structures 50%

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

Side 4' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 8 TRAFFIC 36 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).

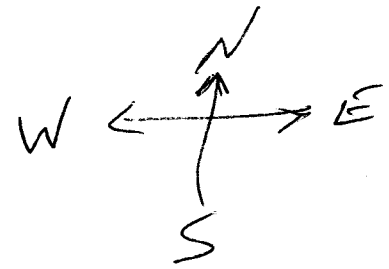
Applicant Signature \_\_\_\_\_ Date 10/9/02

Department Approval [Signature] Date 10/23/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No: <u>15415</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>10/23/02</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)



10/23/02  
C. Faye Johnson  
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.

