

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

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

BLDG PERMIT NO. 85623



Your Bridge to a Better Community

ac

BLDG ADDRESS 2021 ROSETTE CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 4066
TAX SCHEDULE NO. 2947-223-32-001 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION TIARA WEST ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED 4066
FILING _____ BLK _____ LOT 7
NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) OWNER MONTE & BETH CAMPBELL
(1) ADDRESS 419 CANYON TRAIL
(1) TELEPHONE 523-4154
(2) APPLICANT STEVE JOSEPHS
(2) ADDRESS P.O. BOX 1267
(2) TELEPHONE 243-8190 (201-4463)
USE OF EXISTING BUILDINGS —
DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE
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 RSF-2 Maximum coverage of lot by structures 35 30%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
or _____ from center of ROW, whichever is greater
Side 15' from PL, Rear 30' from PL Parking Req'mt 2
Maximum Height 35' Special Conditions _____
CENSUS 1401 TRAFFIC 66 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).

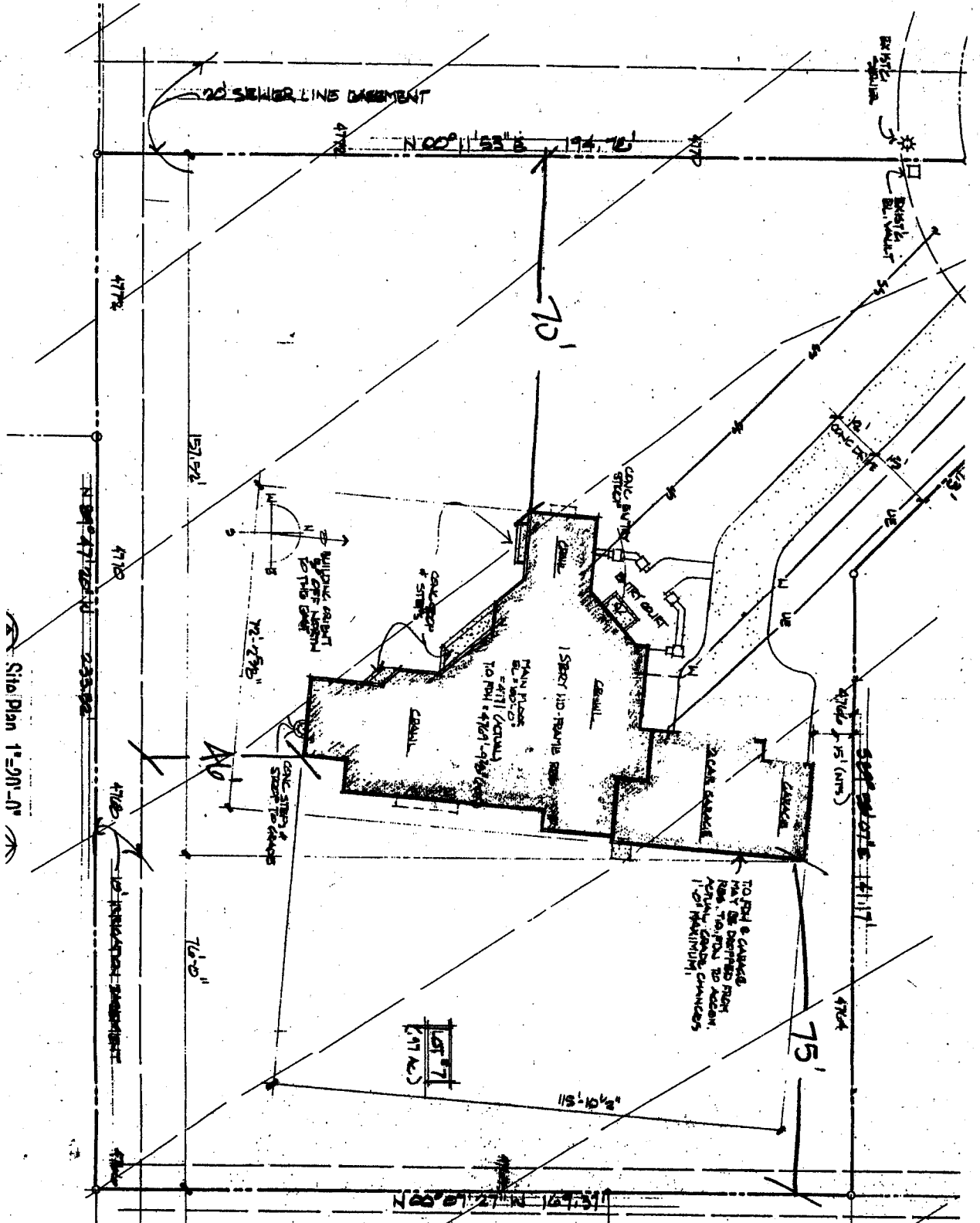
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 7-25-02
Department Approval [Signature] Date 7-29-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>104130</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>7/29/02</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)



Site Plan 1"=20'-0"

Quinn
7-25-02

7-29-02
 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.