

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 83003



Your Bridge to a Better Community

BLDG ADDRESS 687 Rowan Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 3991

TAX SCHEDULE NO. 2947-152-47-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION INDEPENDENCE PARK TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 7 BLK 1 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: _____ this Construction

(1) OWNER Albert Fisher NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 653 20 1/2 Rd G. J., CO 81503 USE OF EXISTING BUILDINGS NEW HOME

(1) TELEPHONE 234-4640 DESCRIPTION OF WORK & INTENDED USE DATA

(2) APPLICANT Fisher Const TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 653 20 1/2 Rd G. J., CO 81503

(2) TELEPHONE 234-6800

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 PD Maximum coverage of lot by structures 35%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 1402 TRAFFIC 88 ANN# _____

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 1/23/02

Department Approval [Signature] Date 1-28-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14529</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/28/02</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)

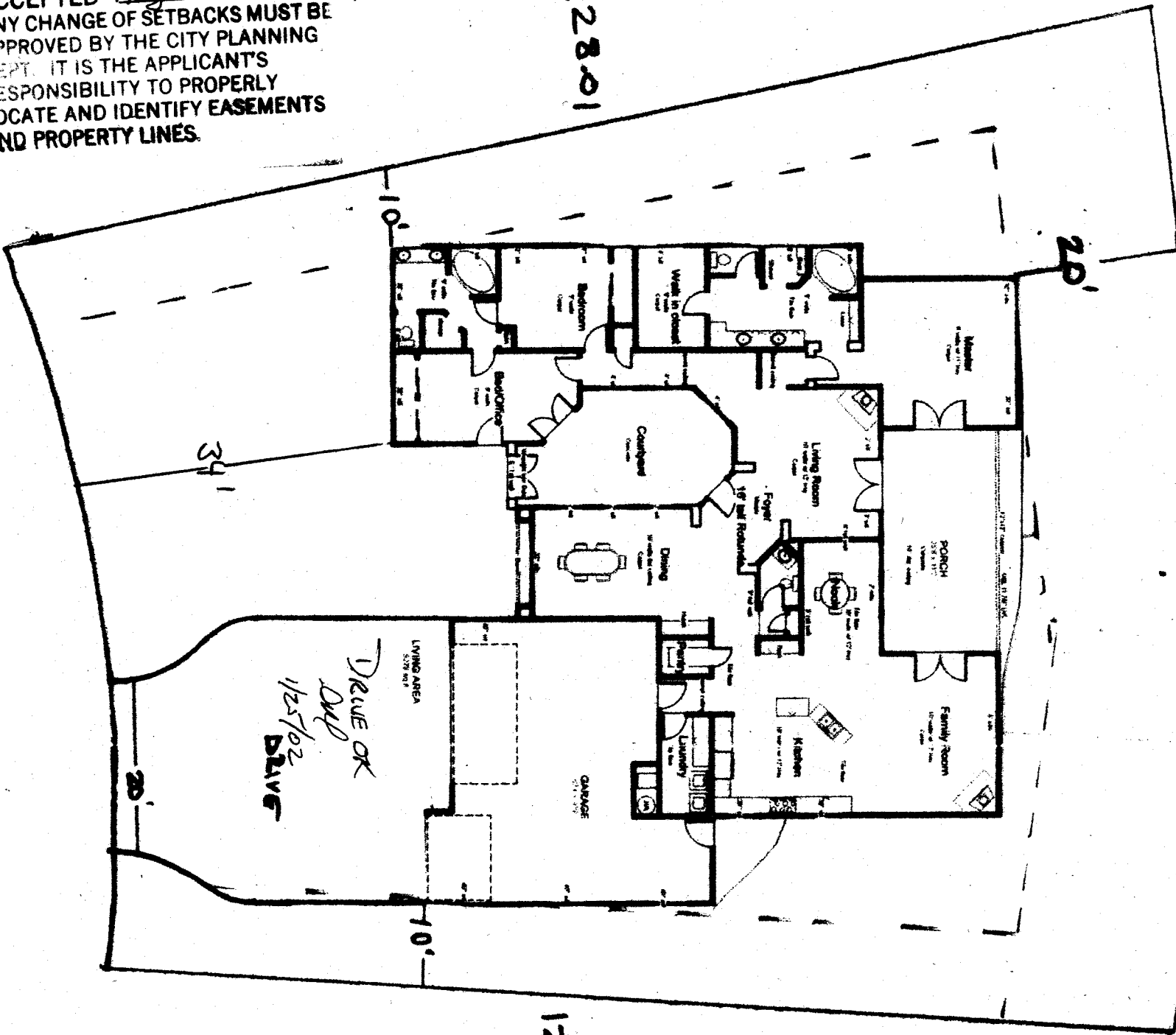
1-28-02
ACCEPTED *Hayden Henderson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

12801

75.55'

Lot 4
BLK 1
EILING

47.35'



687 RAMP DR.

DRIVE OK
DWD
1/25/02
DWA

122.1