

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

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

BLDG PERMIT NO. 87479



Your Bridge to a Better Community

BLDG ADDRESS 461 N. Sun Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1646  
 TAX SCHEDULE NO. 2943-161-97-001 SQ. FT. OF EXISTING BLDGS Ø  
 SUBDIVISION Fruitvale Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1646  
 FILING 2 BLK 1 LOT 1 NO. OF DWELLING UNITS:  
 Before: Ø After: 1 this Construction  
 (1) OWNER Jamer Warren NO. OF BUILDINGS ON PARCEL  
 Before: Ø After: 1 this Construction  
 (1) ADDRESS 3289 1/2 Lombardy Lane #D USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 241-2871 x28 merge DESCRIPTION OF WORK & INTENDED USE New Single Family  
 (2) APPLICANT SAME AS ABOVE TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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 RMF-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5'/3' from PL, Rear 25'/5' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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).

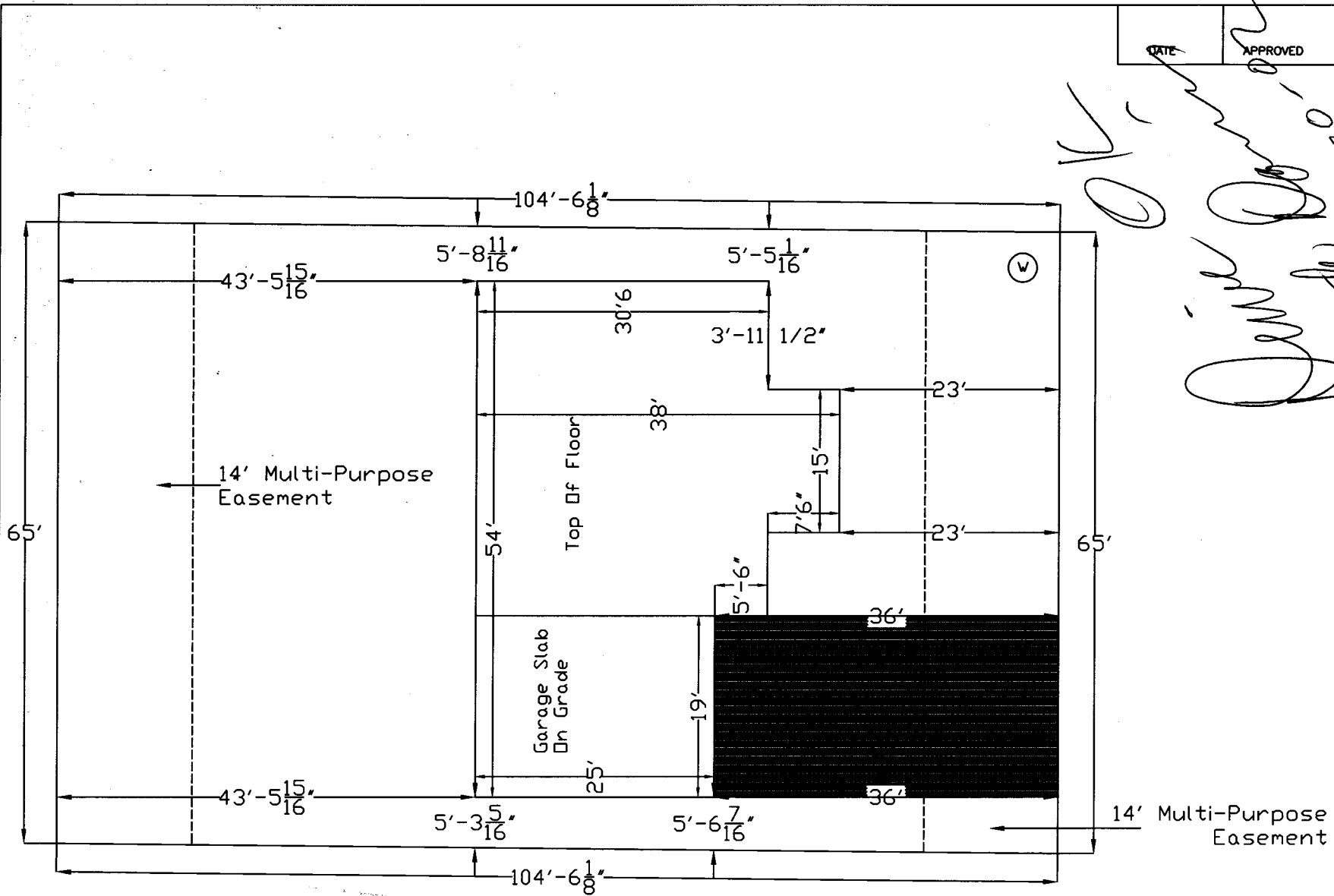
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 12/12/02  
 Department Approval [Signature] Date 12-20-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15577</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/20/02</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)



DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
*OK*  
*John Doe*  
*John Doe*

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT  
 PROPERTY  
 AND EASEMENTS  
 (MIRRORED)

*12-20-02*

	Warren Residence	
	461 N. Sun Ct.	
Lot 1 Block 1	Fruitvale Meadows	SQ.FT. 6793
	SCALE	Housing Resources