

FEE \$	10.00
TCP \$	0
SIF \$	292

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 86799



Your Bridge to a Better Community

BLDG ADDRESS 462 N. Sun Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1610

TAX SCHEDULE NO. 2943-161-97-018 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Fruitvale Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1610

FILING 2 BLK 1 LOT 18

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER Penny Jo Ambriz

(1) ADDRESS 585 25 1/2 Road, # 211 GJ

(1) TELEPHONE 241-2871 x 28

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT SAME

DESCRIPTION OF WORK & INTENDED USE New Single Family Residence

(2) ADDRESS _____

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

(2) TELEPHONE _____

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

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions Acco Required

CENSUS 8 TRAFFIC 57 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 10/18/02

Department Approval [Signature] Date 10/28/02

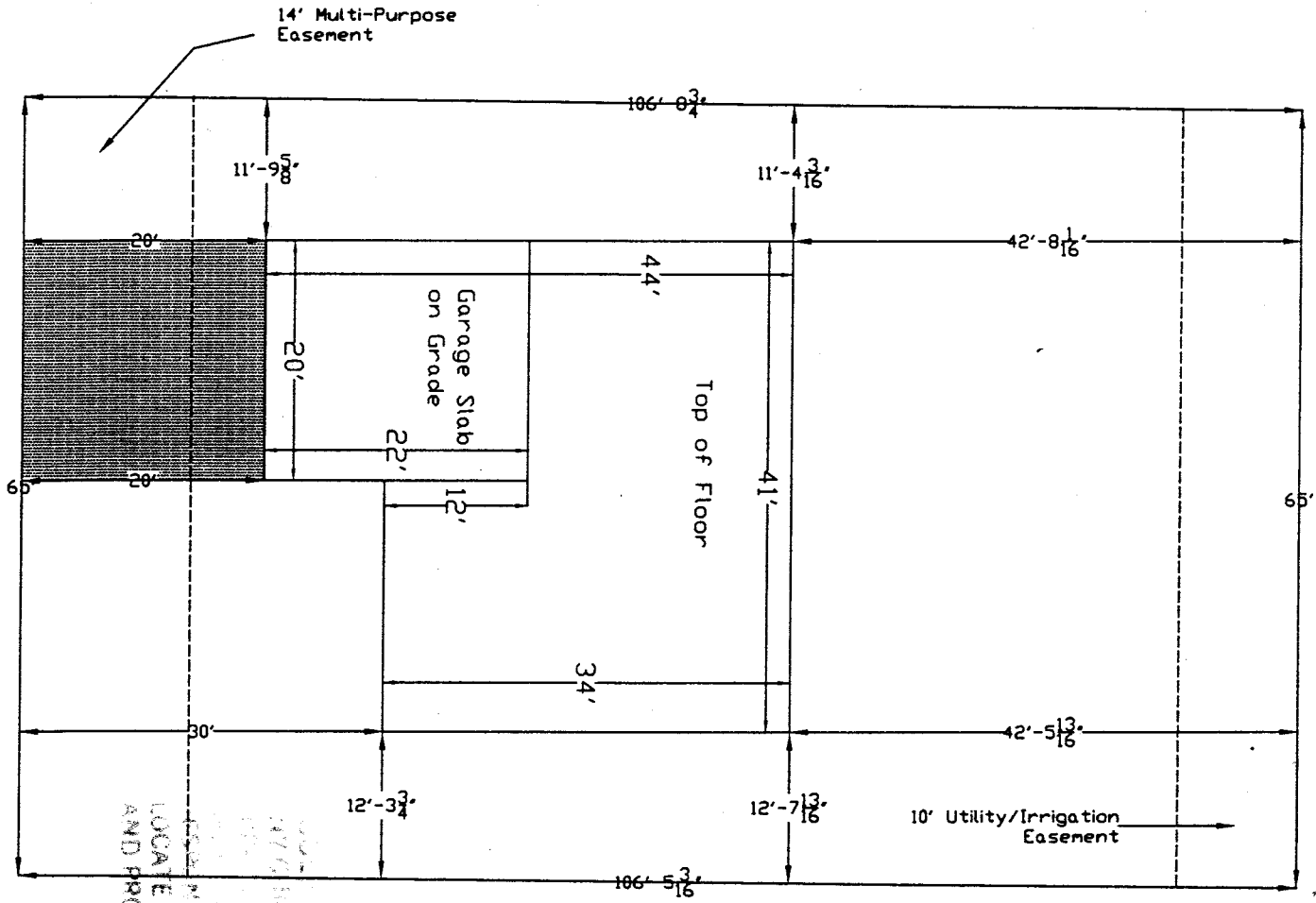
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15429</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/28/02</u>		

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)

DATE

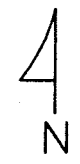
APPROVED



OK W 10/18/02

APPLICANTS MUST BE CITY PLANNING LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

Chick Magor 11/28/02



Ambriz Residence
462 N. Sun Ct.

Fruitvale Meadows SQ.FT. 6928

Lot 18 Block 1

SCALE The Energy Office