

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

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

BLDG PERMIT NO. 87480



Your Bridge to a Better Community

BLDG ADDRESS 464 N. Sun Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1646
TAX SCHEDULE NO. 2943-161-97-017 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Fruitvale Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1646
FILING 2 BLK 1 LOT 17 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Kraig + Michele Kasten NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 3316 Laurel Lane #1520 USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE 241-2871 x 2 of mcr/esc DESCRIPTION OF WORK & INTENDED USE New Single Family
(2) APPLICANT SAME AS ABOVE TYPE OF HOME PROPOSED:
(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE _____ _____ 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
Special Conditions _____
Maximum Height 35' 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).

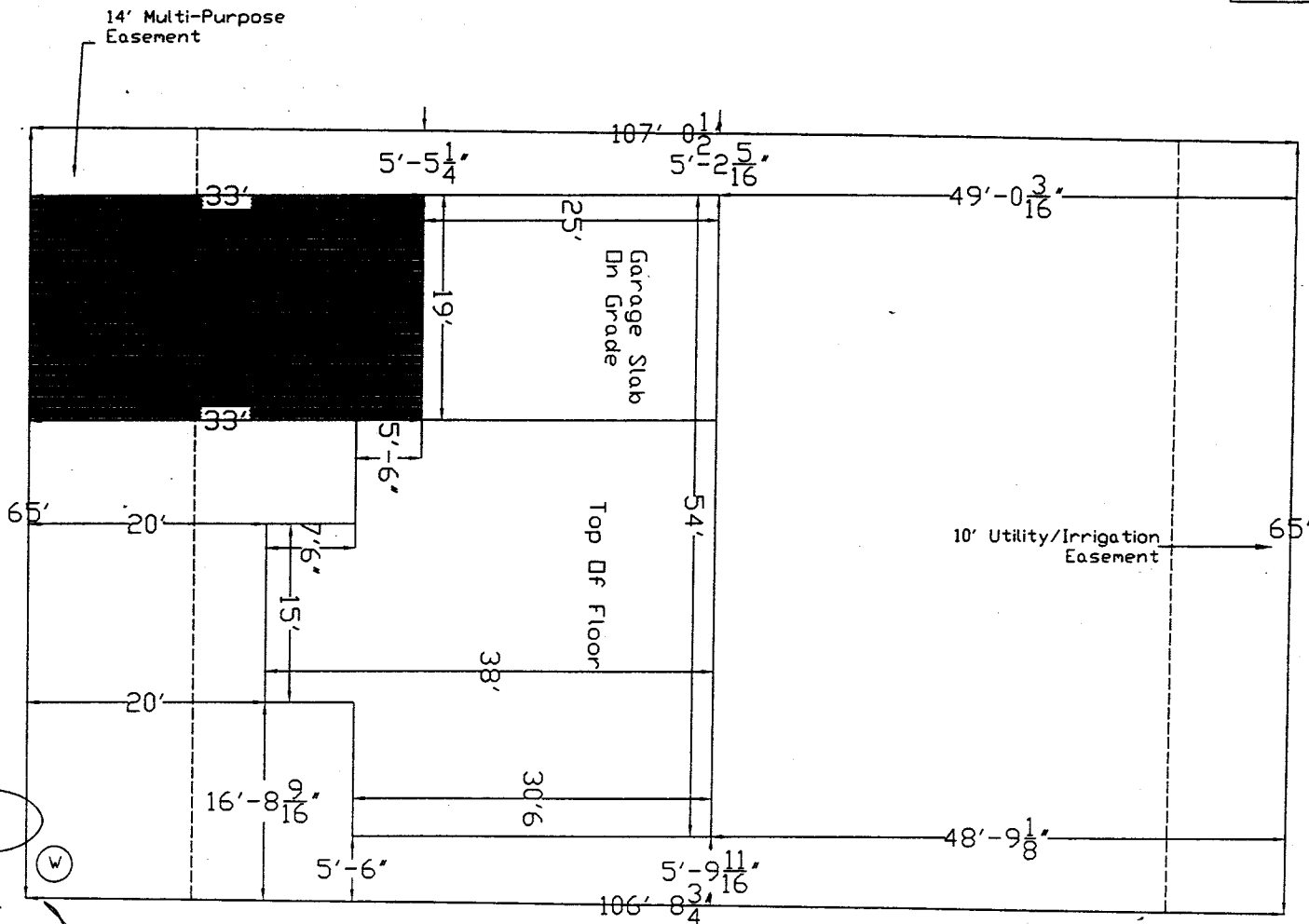
Applicant Signature [Signature] Date 12/12/02
Department Approval [Signature] Date 12-20-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15578</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
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ALL DIMENSIONS ARE PER PERMITS
 MADE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

12-20-02
 ACCEPTED *(Signature)*
 ANY CHANGE OF STRIPES MUST BE
 APPROVED BY THE CITY ENGINEER

(Handwritten signature)
 464 N Sun Ct

	Kasten Residence	
	464 N. Sun Ct.	
Lot 17 Block 1	Fruitvale Meadows	SQ.FT. 6948
	SCALE	Housing Resources