

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

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

BLDG PERMIT NO. 86800



Your Bridge to a Better Community

BLDG ADDRESS 465 N. Sun Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1630
 TAX SCHEDULE NO. 2943-161-97-003 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Fruitvale Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1630
 FILING 2 BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Carrie Lyn Goodlake NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. Box 1142, GJ, CO #N02 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 241-2871 x 28 message DESCRIPTION OF WORK & INTENDED USE New Single Family Residence
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built 28 Manufactured Home (UBC)
 (2) TELEPHONE _____ Manufactured Home (MUD)
 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' from property line (PL) Permanent Foundation Required: YES 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 None 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).

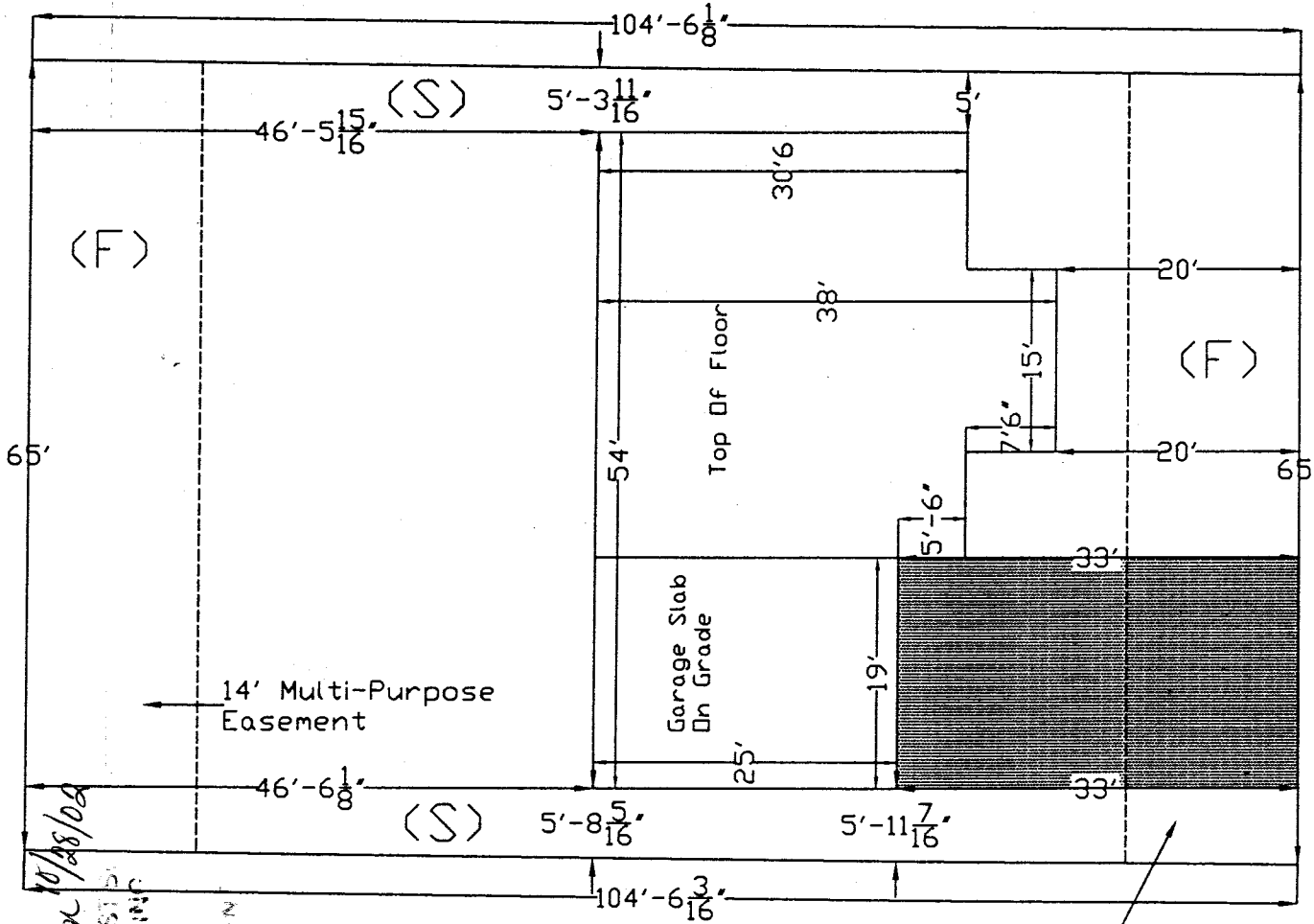
Applicant Signature [Signature] Date 10/18/02
 Department Approval [Signature] Date 10/28/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>15428</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

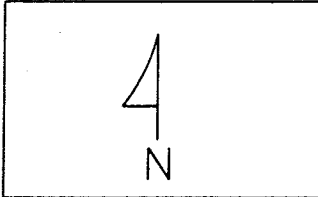
APPROVED



Alisa Maege 10/18/02

APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

File 10/18/02



Goodlake Residence
465 N. Sun Ct.

Lot 3 Block 1

Fruitvale Meadows SQ.FT. 6793
SCALE The Energy Office