

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

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

BLDG PERMIT NO. 86801



Your Bridge to a Better Community

BLDG ADDRESS 466 N. Sun Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1610

TAX SCHEDULE NO. 2943-161-97-016 SQ. FT. OF EXISTING BLDGS 0

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

FILING 2 BLK 1 LOT 16 NO. OF DWELLING UNITS:

(1) OWNER Nicha Ann Smith Before: 0 After: 1 this Construction

(1) ADDRESS 2680 B 1/2 Rd #4F GJ NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 241-2871 x 28 Before: 0 After: 1 this Construction

(2) APPLICANT SAME USE OF EXISTING BUILDINGS N/A

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE New Single Family Residence

(2) TELEPHONE \_\_\_\_\_ TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- 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' 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 NA [Signature] Date 10-28-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15427</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

14' Multi-Purpose Easement

107'-4<sup>5</sup>/<sub>16</sub>'

(S)

11'-9<sup>5</sup>/<sub>8</sub>'

11'-4<sup>1</sup>/<sub>4</sub>'

28'

44'

43'-3<sup>9</sup>/<sub>16</sub>'

*OK  
10/18/02*

Garage Slab  
on Grade

Top of Floor

20'

22'

12'

(F)

(R)

65'

65'

34'

30'

43'-1<sup>5</sup>/<sub>16</sub>'

10' Utility/Irrigation Easement

12'-3<sup>11</sup>/<sub>16</sub>'

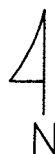
(S)

12'-7<sup>5</sup>/<sub>8</sub>'

107'-0<sup>1</sup>/<sub>2</sub>'

NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IDENTIFY EASEMENT INFORMATION.

*Michele Meyer 10/18/02*



Smith Residence

466 N. Sun Ct.

Fruitvale Meadows SQ.FT. 6968

Lot 16 Block 1

SCALE

The Energy Office