

FEE \$	10.00
TCP \$	<i>0</i>
SIF \$	292.00

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

BLDG PERMIT NO. 85358



Your Bridge to a Better Community

BLDG ADDRESS 470 N. Sun Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1538

TAX SCHEDULE NO. 2943-161-97-014 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Fruitvale Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1538

FILING 2 BLK 1 LOT 14 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER John Mzll NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 946 Colorado Ave. # 4 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 241-2871 ext 28 mers/r DESCRIPTION OF WORK & INTENDED USE New Single Family

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

(2) ADDRESS _____

(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 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 _____

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 *Wong T. Do* Date 7/9/02

Department Approval *Pat Bushman* Date 7-15-02

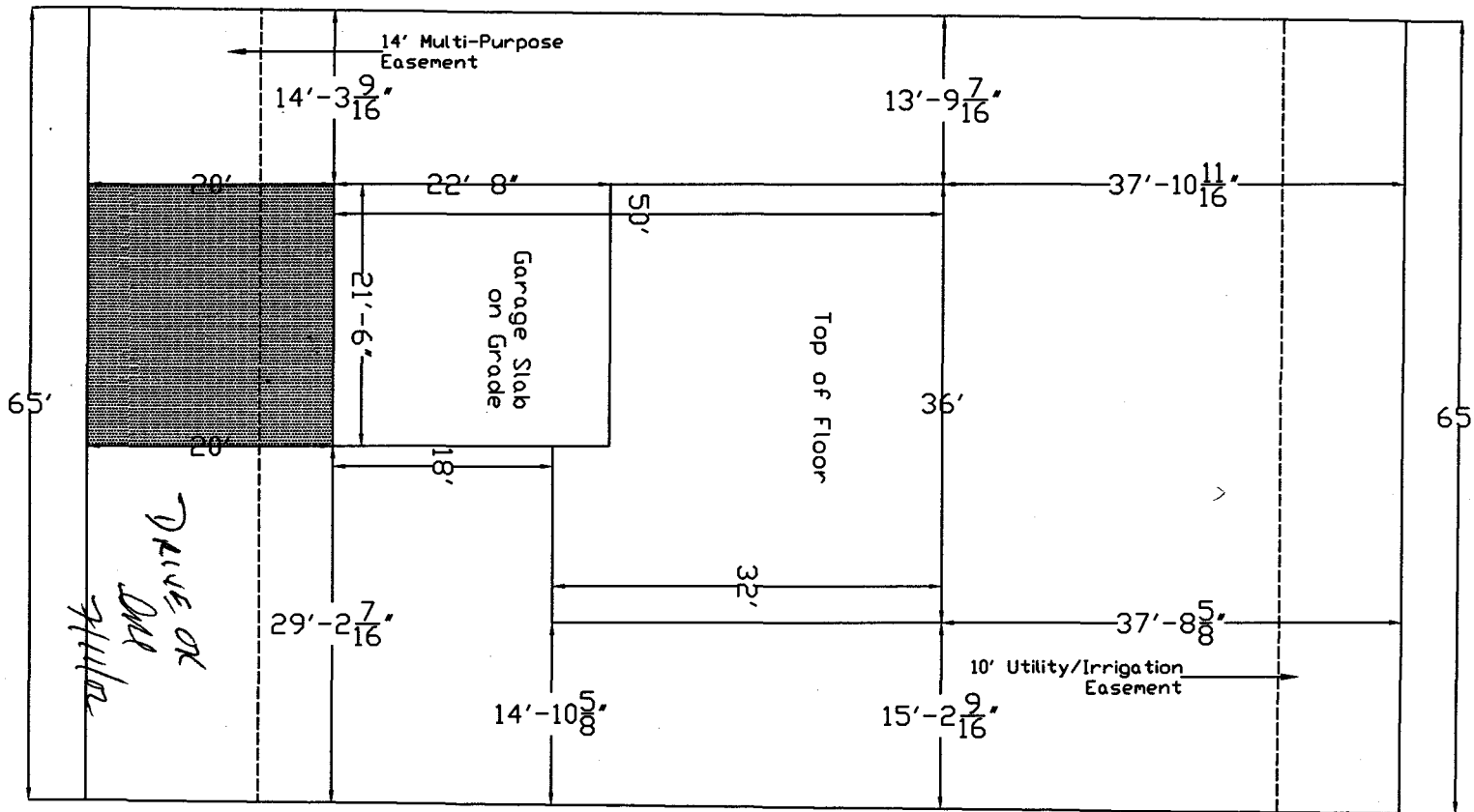
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15097</u>
Utility Accounting	<u><i>Tracy [Signature]</i></u>		Date <u>7/15/02</u>

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)

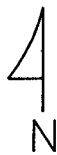
DATE

APPROVED



7-15-02

ACCEPTED *Pat Bushman*
 ANY CHANGE OF SETBACKS MUST
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND NOT SETBACKS.



Mall Residence

470 N. Sun Ct.

Fruitvale Meadows SQ.FT. 7007

Lot 14 Block 1

SCALE

The Energy Office