

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

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

BLDG PERMIT NO. 84690

(Handwritten initials)



Your Bridge to a Better Community

BLDG ADDRESS 475 North Sun Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1656

TAX SCHEDULE NO. 2943-161-97-008 SQ. FT. OF EXISTING BLDGS. 0

SUBDIVISION 2 Fruitvale Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1656

FILING 2 BLK 1 LOT 8 NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

(1) OWNER Jaron Willden

NO. OF BUILDINGS ON PARCEL

(1) ADDRESS 1826 K 41/2 Rd 81521

Before: 0 After: 1 this Construction

(1) TELEPHONE 241-2871 ext. 28 meours

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT SAME

DESCRIPTION OF WORK & INTENDED USE New Single Family

(2) ADDRESS _____

TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) _____

(2) TELEPHONE 241-2871 ext. 28

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 RME-5

Maximum coverage of lot by structures 60%

SETBACKS: Front 20/25 from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 5/3 from PL, Rear 25/5 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).

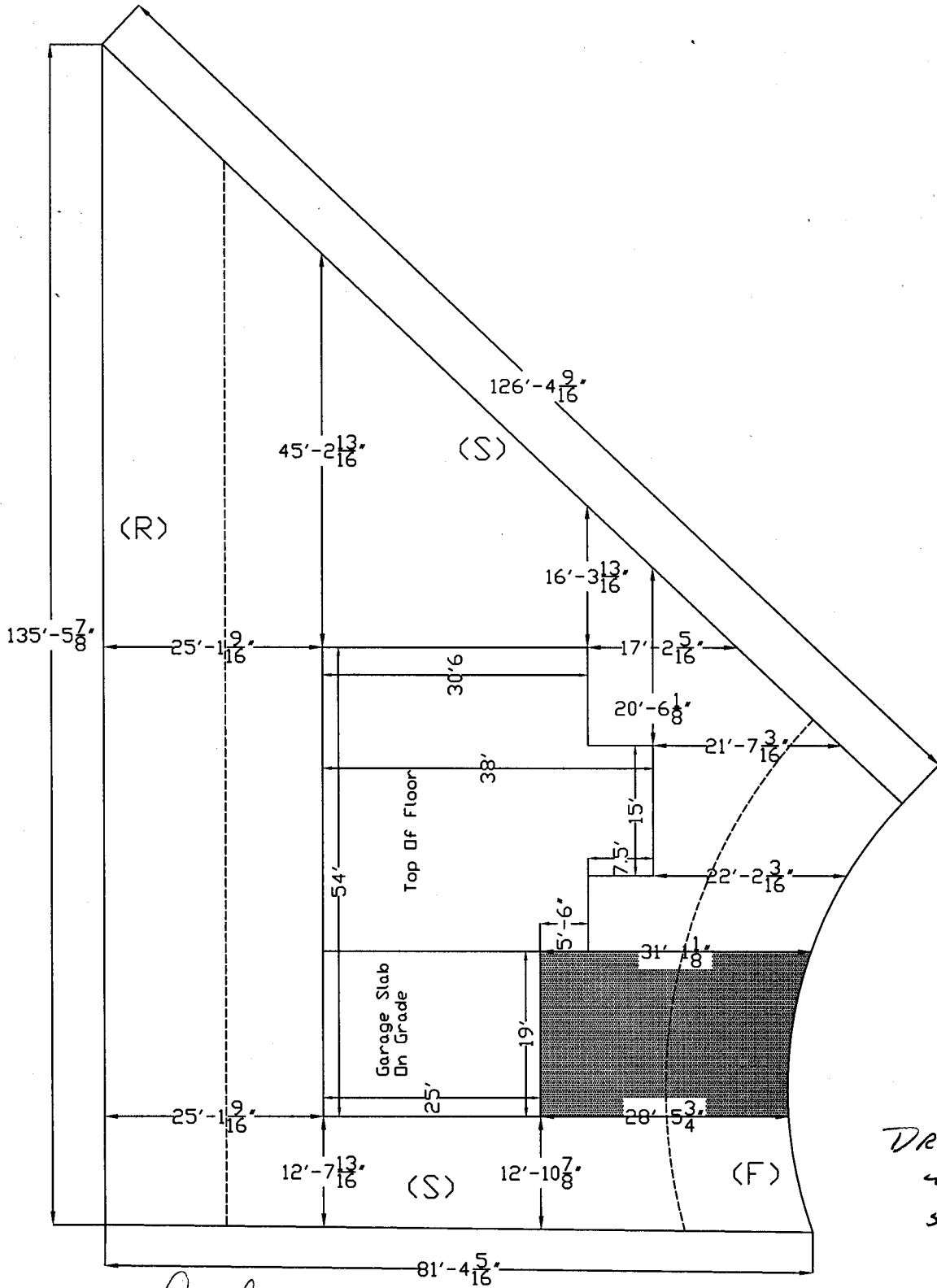
Applicant Signature [Signature] Date 5/22/02

Department Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14987</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/4/02</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)



DRIVE OK
DMJ
5/21/02

ACCEPTED *Pat Bushman 6-4-02*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENT
 AND PROPERTY LINE

	Wilden Residence	
	475 N. Sun Ct.	
Lot 8 Block 1	Fruitvale Meadows	SQ.FT. 7978
	SCALE	The Energy Office