

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 84456



Your Bridge to a Better Community

BLDG ADDRESS 476 North Sun Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1656

TAX SCHEDULE NO. 2943-161-97-011 SQ. FT. OF EXISTING BLDGS 0 N/A

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

FILING 2 BLK 1 LOT 11 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 298 E. Parkview Dr. USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 241-2871 x 28 message DESCRIPTION OF WORK & INTENDED USE New Single Family

(2) APPLICANT Same As Above TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBOH)
 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 RME-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

Maximum Height 35' Special Conditions _____

CENSUS 8 TRAFFIC 57 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 5/7/02

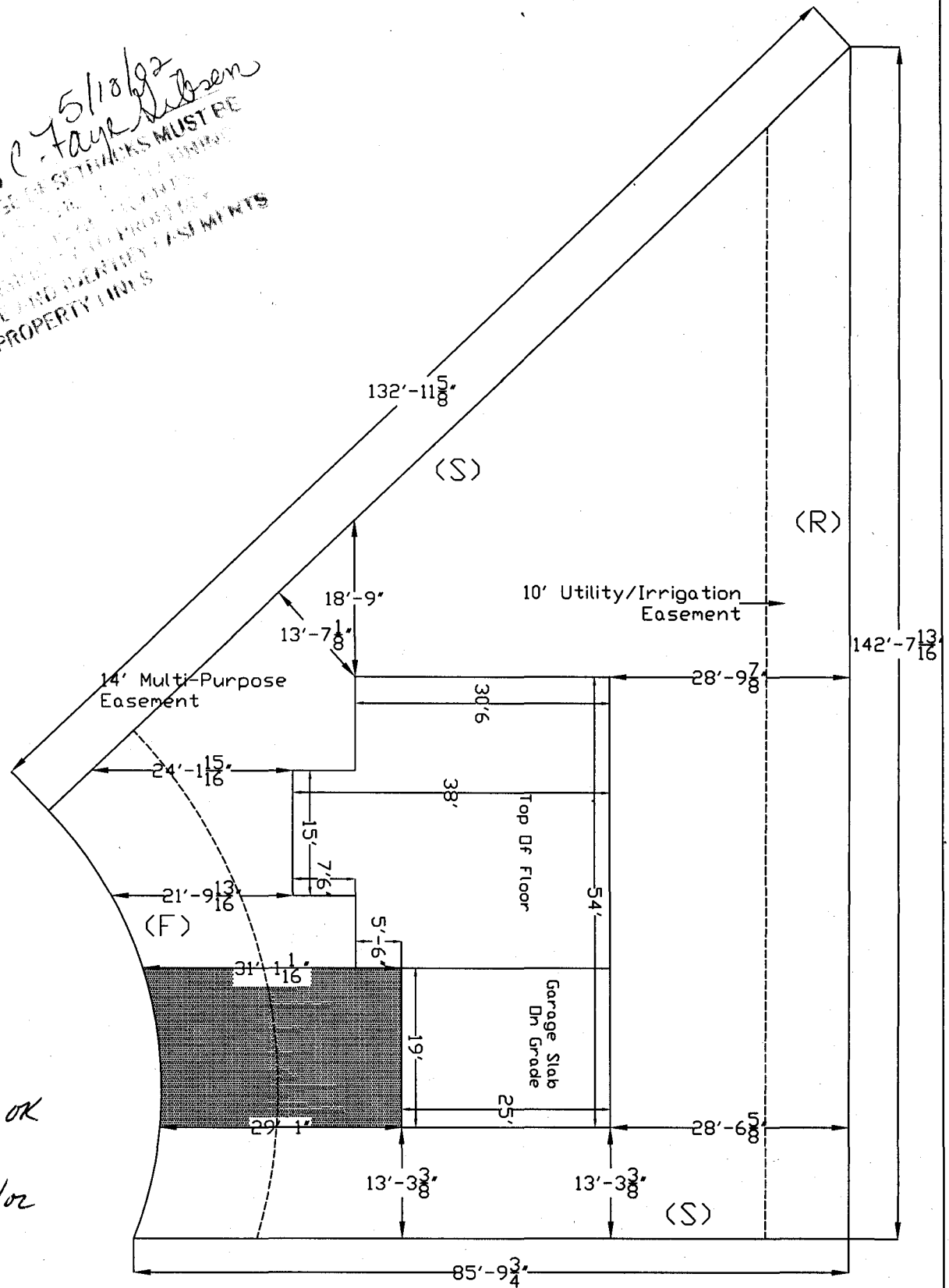
Department Approval [Signature] Date 5/10/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14905</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/10/02</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)

ACCEPTED 5/18/92
 BY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE ENGINEER
 DATE AND CARRIED EAST MINTS
 ONE PROPERTY LINES



DRIVE OK
 DNE
 5/9/02

	Phillips Residence	
	476 N. Sun Ct.	
Lot 11 Block 1	Fruitvale Meadows	SQ.FT. 8744
	SCALE	The Energy Office