

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

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

BLDG PERMIT NO. 84496



Your Bridge to a Better Community

BLDG ADDRESS 477 North Dew Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1656
 TAX SCHEDULE NO. 2943-161-97-009 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Fruitvale Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 2 BLK 1 LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Jerry Blanc NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS _____ USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 241-2871 X28 message DESCRIPTION OF WORK & INTENDED USE SFO
 (2) APPLICANT Same as above TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE _____ 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 20/25 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 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).

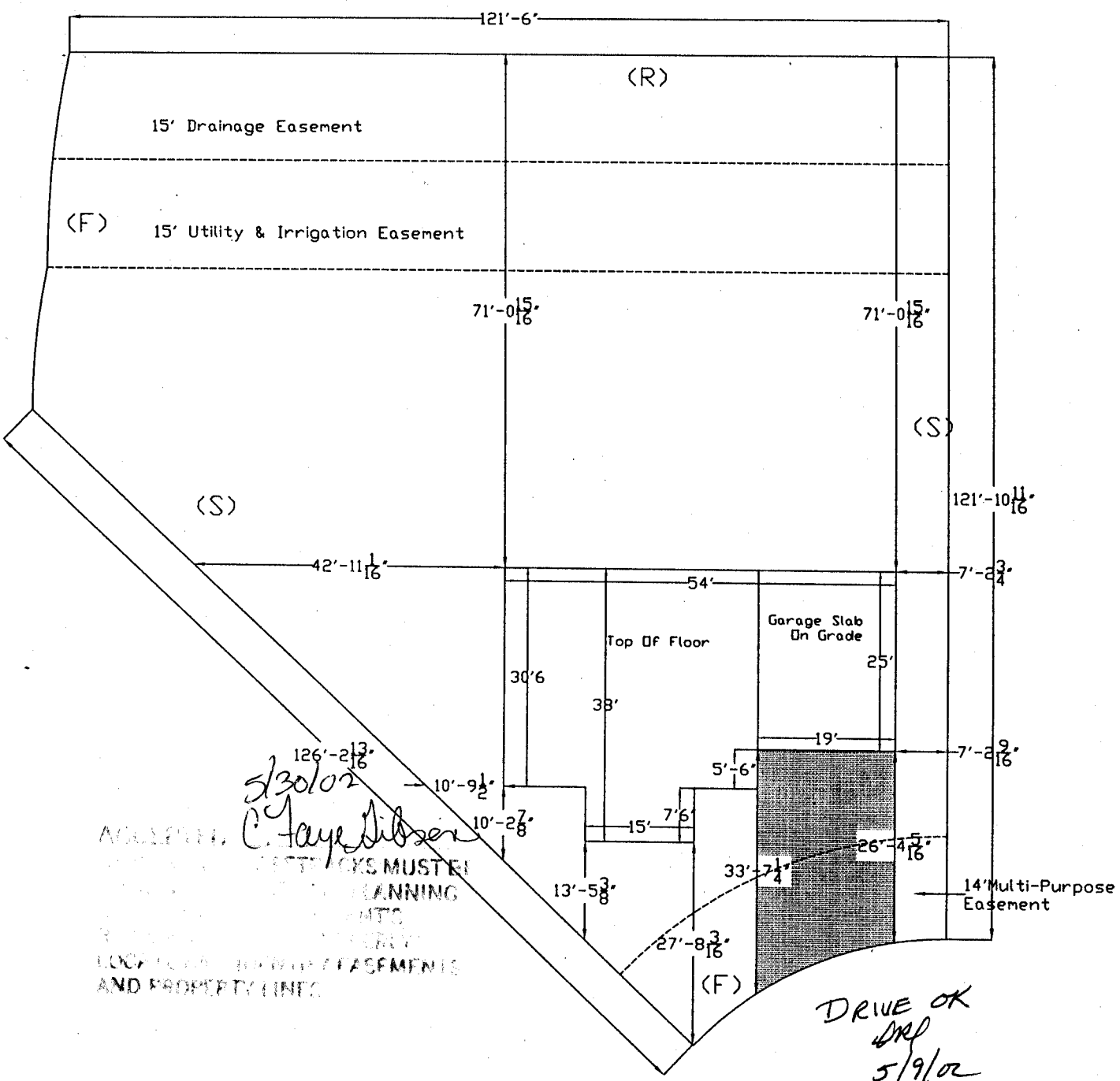
Applicant Signature [Signature] Date 5/30/02
 Department Approval [Signature] Date 5/30/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>4976</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/30/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DATE	APPROVED
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ACCEPTED: *C. Faye Libsen*
 ALL SETBACKS MUST BE
 IN ACCORDANCE WITH PLANNING
 DEPARTMENT ORDINANCES
 LOCAL ORDINANCES, EASEMENTS
 AND PROPERTY LINES

4 N	Blanc Residence 550
	477 N. Sun Ct.
Lot 9 Block 1	Fruitvale Meadows SQ.FT. 12832
SCALE	The Energy Office

Terry Blanc