

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

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

BLDG PERMIT NO. 84737



Your Bridge to a Better Community

BLDG ADDRESS 478 North Sun Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1611
 TAX SCHEDULE NO. 2943-161-97-010 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Fruitvale Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1611
 FILING 2 BLK 1 LOT 10 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Krista Davis NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2915 Orchard Ave #036 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 241-2871 ext 28 DESCRIPTION OF WORK & INTENDED USE New Single Family Residence
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ 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 NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt 1
 Maximum Height _____ Special Conditions _____
EP-2001-121 CENSUS P TRAFFIC 57 ANNX# _____

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).

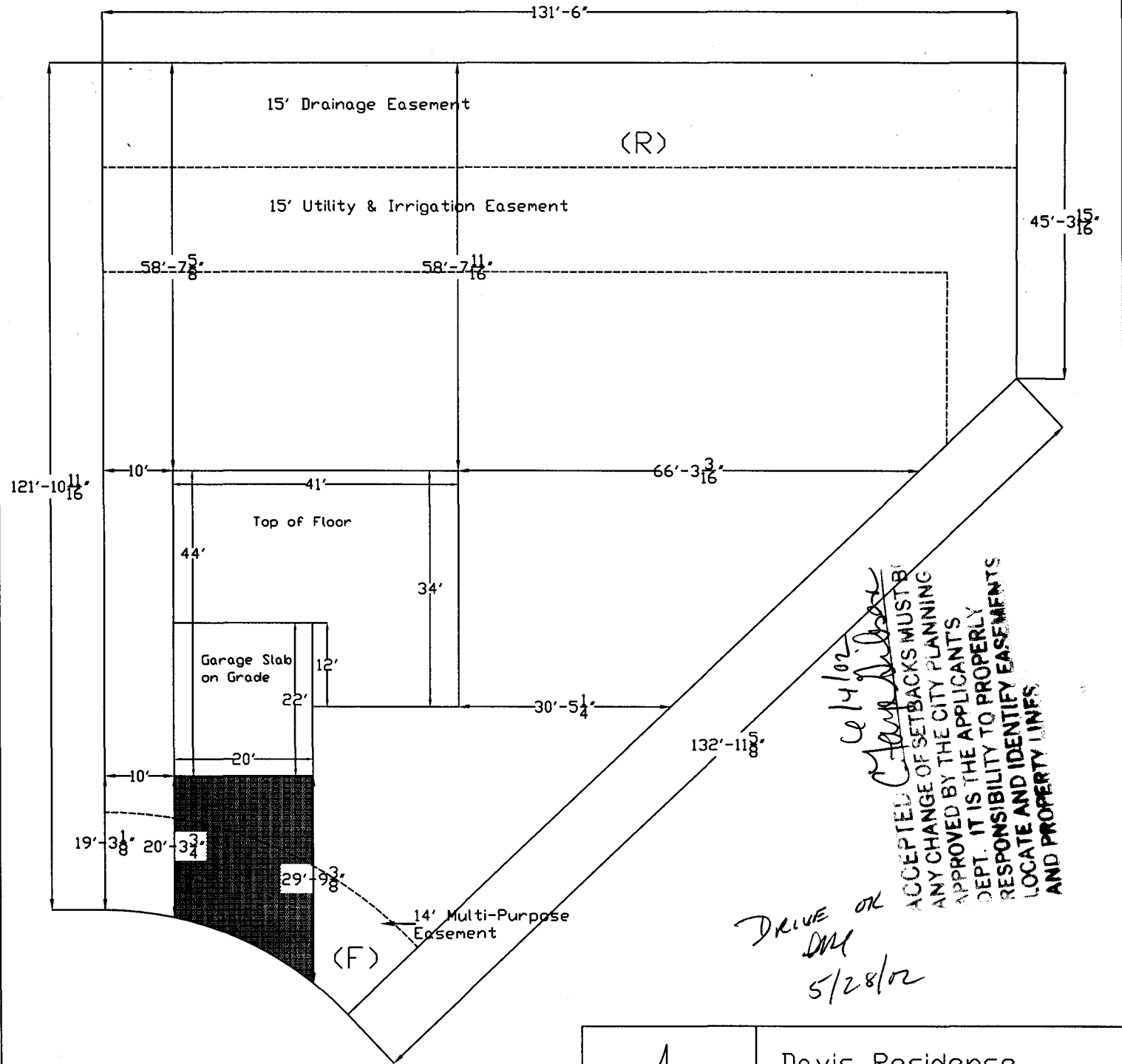
Applicant Signature [Signature] Date 5/22/02
 Department Approval [Signature] Date 6/14/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>141990</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/5/02</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
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6/4/02
[Signature]
 ACCEPTED OF SETBACKS MUST BE
 ANY CHANGE OF THE CITY PLANNING
 APPROVED BY THE APPLICANTS
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

DRIVE ON DM
5/28/02

 N	Davis Residence	
	478 N. Sun Ct.	
Lot 10 Block 1	Fruitvale Meadows	SQ.FT. 13198
	SCALE	The Energy Office