

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 83213



Your Bridge to a Better Community

BLDG ADDRESS 455 S. Sun Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1611

TAX SCHEDULE NO. 2943-161-95-006 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Fruitvale Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1611

FILING \_\_\_\_\_ BLK 1 LOT 6 NO. OF DWELLING UNITS:  
 Before: Ø After: 1 this Construction

(1) OWNER Kathleen Lagimoniere NO. OF BUILDINGS ON PARCEL  
 Before: Ø After: 1 this Construction

(1) ADDRESS 3660 G 7/10 Road, Palisade USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 241-2871 x 2 of Message 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 Tom Sommes Date 2/13/02

Department Approval GHC. Jaye Tolson Date 2/15/02

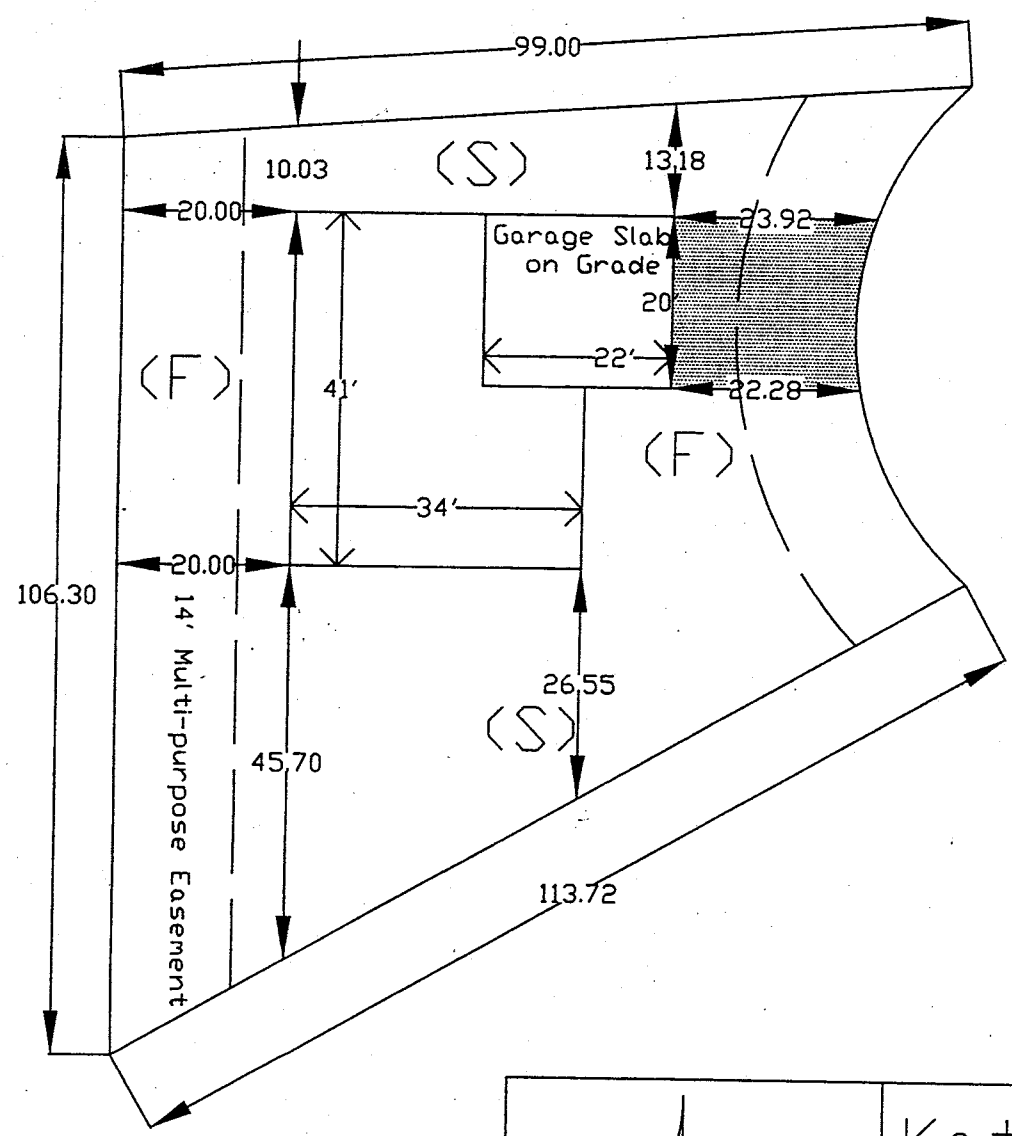
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>1583</u>
Utility Accounting	<u>Dottie Kelley</u>	Date	<u>2-15-02</u>

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)

30 3/4 ROAD

DRIVE OK  
 JML  
 2/13/02



S. SUN CT.

2/15/02  
 ACCEPTED *P. Jaye Gibson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

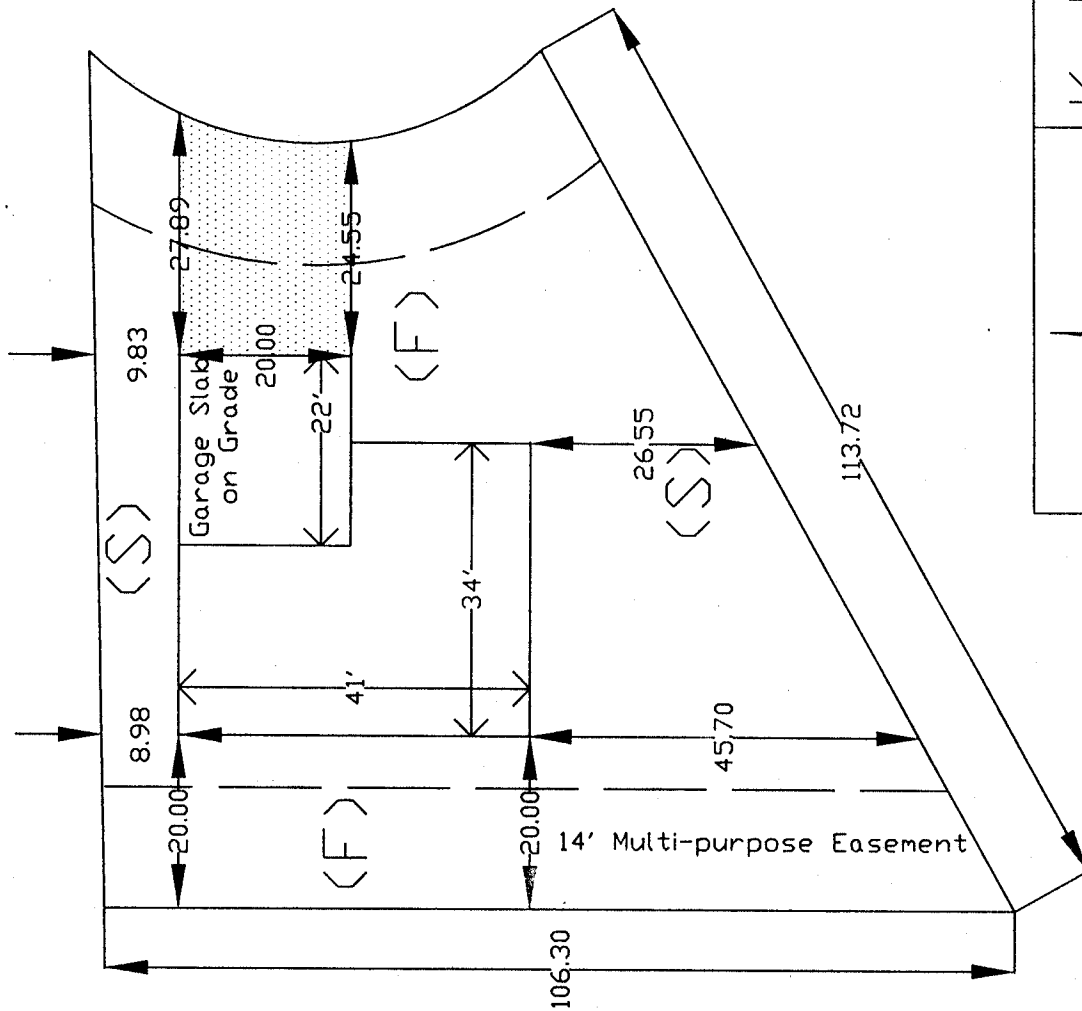
KJC

	Kathleen Lagimoniere	
	455 S. Sun Ct.	
Lot 6	Fruitvale Meadows	SQ.FT. 7497
Block 1	SCALE	The Energy Office

Revised 2/21/02

ACCEPTED  
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S. Sun Ct.



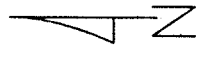
30 3/4 Road

Kathleen Lagimoniere

455 S. Sun Ct.

Fruitvale Meadows SQ.FT. 7497

SCALE The Energy Office



Lot 6

Block 1