

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

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

BLDG PERMIT NO. 82962



BLDG ADDRESS 457 South Sun Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1611

TAX SCHEDULE NO. 2943-161-95-007 SQ. FT. OF EXISTING BLDGS N/A

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

FILING _____ BLK 1 LOT 7

(1) OWNER Elisha Quintana

(1) ADDRESS 3022 Colorado Court Gt, CO

(1) TELEPHONE 241-2871 x 28 message

(2) APPLICANT SAME

(2) ADDRESS AD

(2) TELEPHONE ABOVE

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS N/A

DESCRIPTION OF WORK & INTENDED USE New Single Family Home

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ 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

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

Side 5' from PL, Rear 25' from PL

Maximum Height 35'

Maximum coverage of lot by structures 100%

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

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 01/16/02

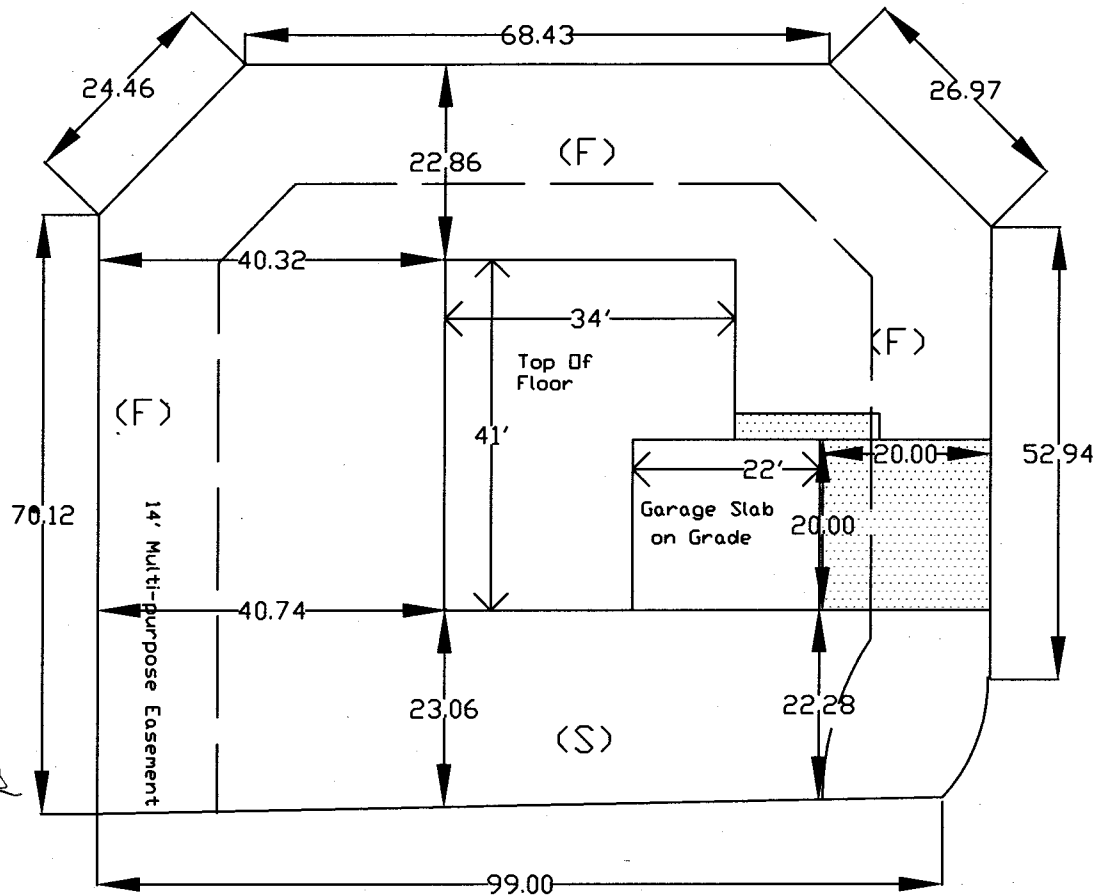
Department Approval [Signature] Date 1-24-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14525</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/24/02</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)

Canyon Land Dr.



S. SUN CT.

*20 feet 1991 or
Drive off
of*

ACCEPTED *Pat Buchanan*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 DATE AND IDENTIFY EASEMENTS
 AND ENCUMBRANCES.

1-24-02

	Quintana Residence	
	457 S. Sun Ct	
Lot 7	Fruitvale Meadows	SQ.FT. 8706
Block 1	SCALE	The Energy Office