

FEE \$ 10.00
 TFP \$ 300.00
 SIF \$ 892.00

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

BLDG PERMIT NO. 83/28



Your Bridge to a Better Community

BLDG ADDRESS 892 TRAPPERS COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 1811
 (PARENT PARCEL)
 TAX SCHEDULE NO. 2701-261-00-702 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Grand Vista Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 1811
 FILING 1 BLK 1 LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER William Clint Beard NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 275 30 ROAD GT 81503 USE OF EXISTING BUILDINGS single family residence
 (1) TELEPHONE 970 242 8748 DESCRIPTION OF WORK & INTENDED USE Construction of residence
 (2) APPLICANT Tass Crow TYPE OF HOME PROPOSED:
 (2) ADDRESS 638 OXBOW GT CO. 81504 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 970 242-4605 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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 16 TRAFFIC 13 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).

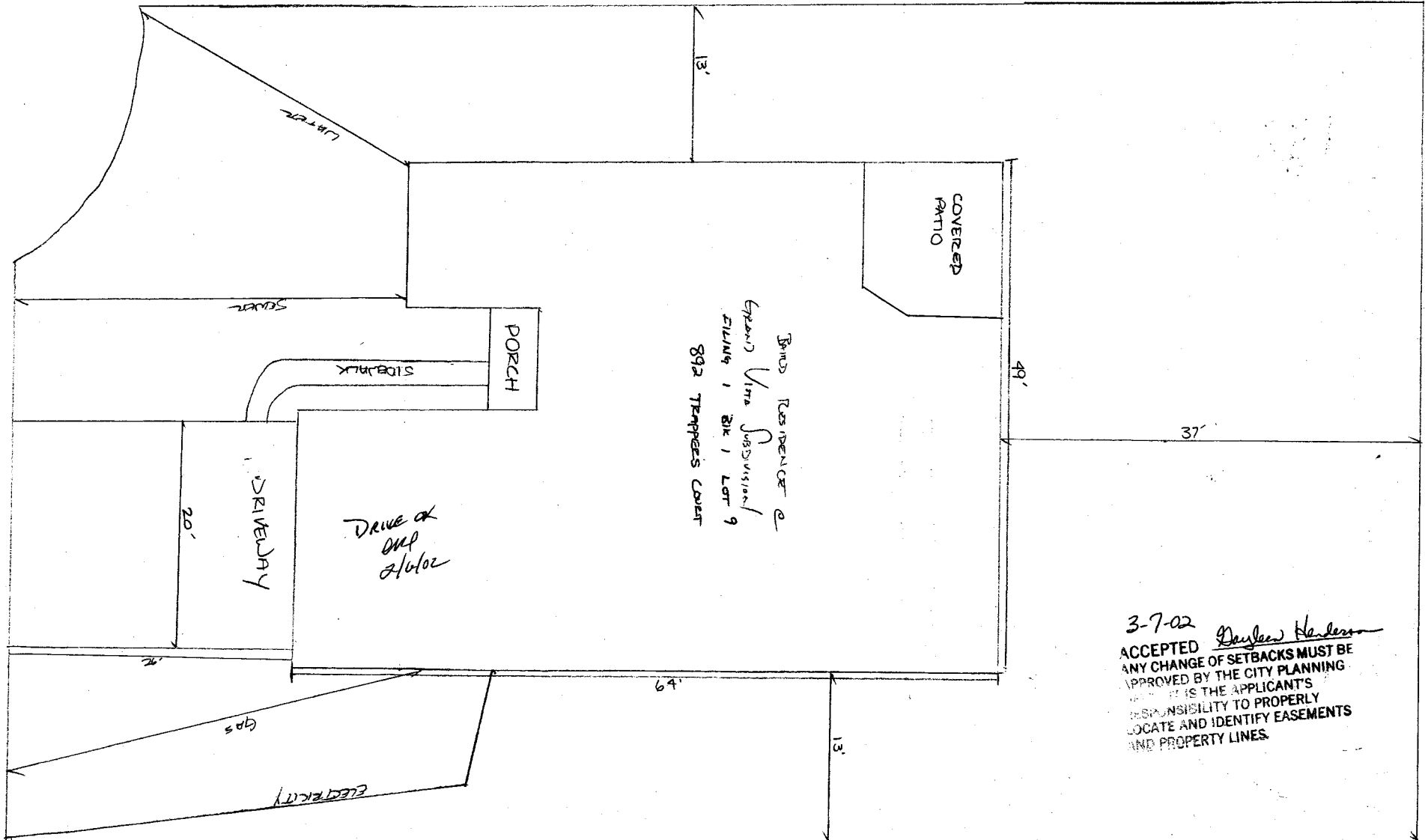
Applicant Signature Tass Crow Date 5 FEBRUARY 2002
 Department Approval Hayden Henderson Date 3-7-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14640</u>
Utility Accounting <u>Dottie Paravel</u>	Date <u>3-7-02</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)

Trappes Court



3-7-02
 ACCEPTED *Doreen Henderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.