

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 84537



Your Bridge to a Better Community

BLDG ADDRESS 894 Trappers Court SQ. FT. OF PROPOSED BLDGS/ADDITION 2340
 TAX SCHEDULE NO. Part of - 2701-261-00-702 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 1 BLK 1 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Daniel & Kimberly Huffman NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS _____ USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 260-5454 DESCRIPTION OF WORK & INTENDED USE New residence
 (2) APPLICANT Centennial Const. TYPE OF HOME PROPOSED:
 (2) ADDRESS 2144 Monument Village Cir. Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 242-7198 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 Parking Req'mt 2
 Side 7' from PL, Rear 25' from PL Special Conditions _____
 Maximum Height 35' CENSUS 16 TRAFFIC 13 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 Mark P. Blum Date 3-29-02
 Department Approval [Signature] Date 4/10/02

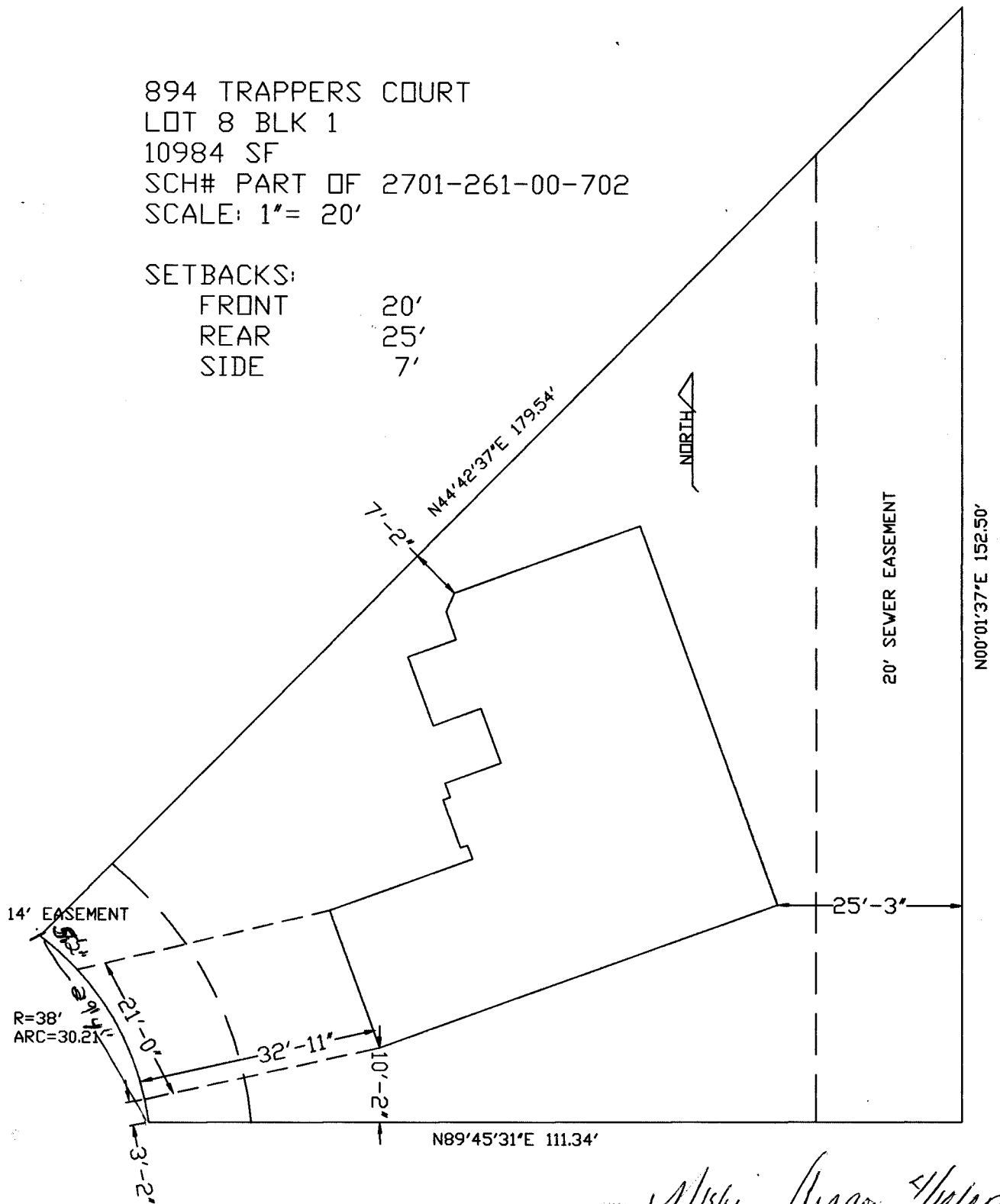
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14750</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/10/02</u>

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)

894 TRAPPERS COURT
 LOT 8 BLK 1
 10984 SF
 SCH# PART OF 2701-261-00-702
 SCALE: 1" = 20'

SETBACKS:
 FRONT 20'
 REAR 25'
 SIDE 7'



DRIVE OK
 DRP
 4/4/02

Alshi Aragon 4/10/02
 THE CITY PLANNING DEPARTMENT HAS REVIEWED THE SETBACKS MUST BE
 THE CITY PLANNING DEPARTMENT'S
 APPLICANT'S RESPONSIBILITY TO PROPERLY
 AND IDENTIFY EASEMENTS AND PROPERTY LINES

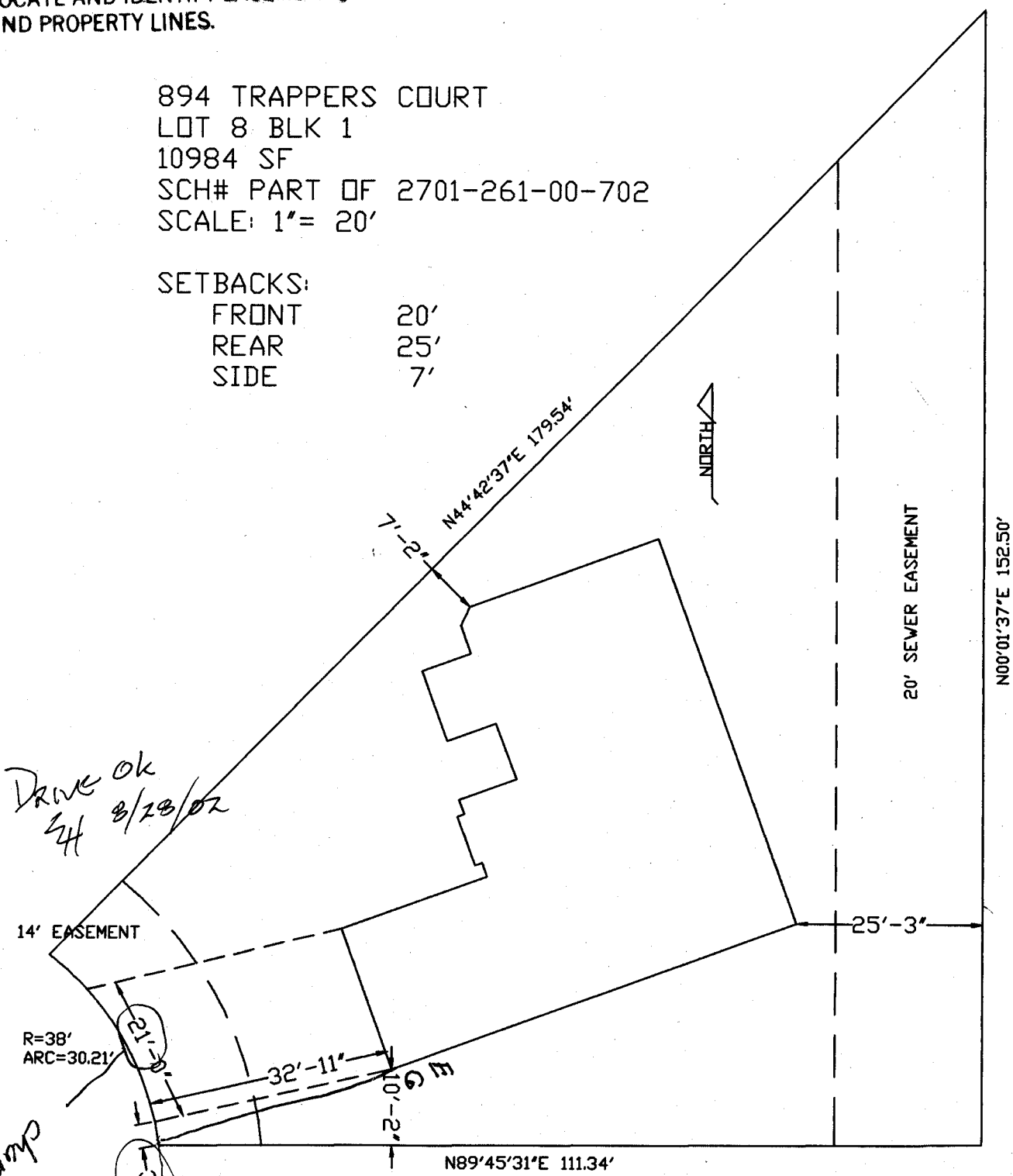
8-28-02

Dayleen Henderson

ACCEPTED 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.

894 TRAPPERS COURT
LOT 8 BLK 1
10984 SF
SCH# PART OF 2701-261-00-702
SCALE: 1" = 20'

SETBACKS:
FRONT 20'
REAR 25'
SIDE 7'



*Drive ok
4/4 8/28/02*

14' EASEMENT

R=38'
ARC=30.21'

*Change to 20'
driveway closer
to pin*

N89°45'31"E 111.34'

Mark @ 250-6827

*Driveway on
other side of lot
next door*

*Changes would improve
pullout angle into street.*