

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

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

BLDG PERMIT NO. 83755



Your Bridge to a Better Community

Handwritten initials: AC

BLDG ADDRESS 897 Trappers Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1700 A
 TAX SCHEDULE NO. 2701-261-00-702 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1700 A
 FILING 1 BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Travis Fehr NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. Box 1264 USE OF EXISTING BUILDINGS Single family residence
 (1) TELEPHONE 970 243 6504 DESCRIPTION OF WORK & INTENDED USE New Const.
 (2) APPLICANT Solid Quality Structures TYPE OF HOME PROPOSED:
Mass Crew G.C. Site Built Manufactured Home (UBC)
 (2) ADDRESS 658 Oxbow Cir CO 81504 Manufactured Home (HUD)
 (2) TELEPHONE 970 270 5280 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).

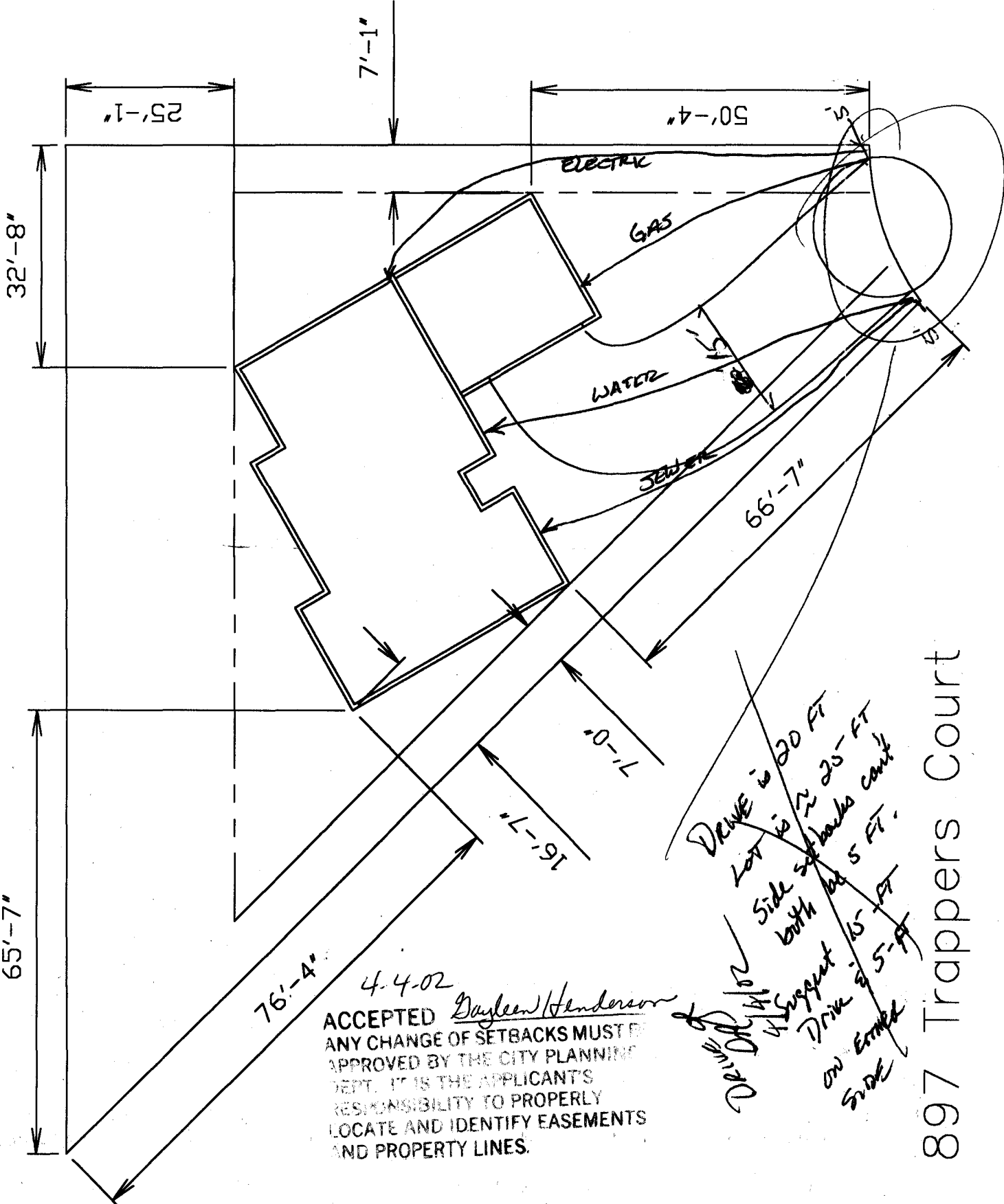
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3/25/02
 Department Approval Daylen Henderson Date 4-4-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14723</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/14/05</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)



4.4.02
 ACCEPTED *Dayleen Henderson*
 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.

Dr. D.C. W/2
 Drive is 20 FT
 Lot is ~ 25 FT
 Side setbacks count both by 5 FT.
 I suggest Drive is 15 FT ON EITHER SIDE

897 Trappers Court