

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

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

BLDG PERMIT NO. 84450



Your Bridge to a Better Community

[Handwritten signature]

BLDG ADDRESS 3 Twelfth Court SQ. FT. OF PROPOSED BLDGS/ADDITION 2415
 TAX SCHEDULE NO 2701354-62-003 SQ. FT. OF EXISTING BLDGS Ø
 SUBDIVISION Twelfth Court TOTAL SQ. FT. OF EXISTING & PROPOSED 2415
 FILING _____ BLK 1 LOT 3
 NO. OF DWELLING UNITS:
 Before: Ø After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: Ø After: 1 this Construction
 (1) OWNER GNT Development
 (1) ADDRESS 1420 Motor St.
 (1) TELEPHONE 241-5164
 (2) APPLICANT Merritt Construction
 (2) ADDRESS 1420 Motor St
 (2) TELEPHONE 241-5164
 USE OF EXISTING BUILDINGS Residence
 DESCRIPTION OF WORK & INTENDED USE New home Construction
 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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES x 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 10 TRAFFIC 17 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).

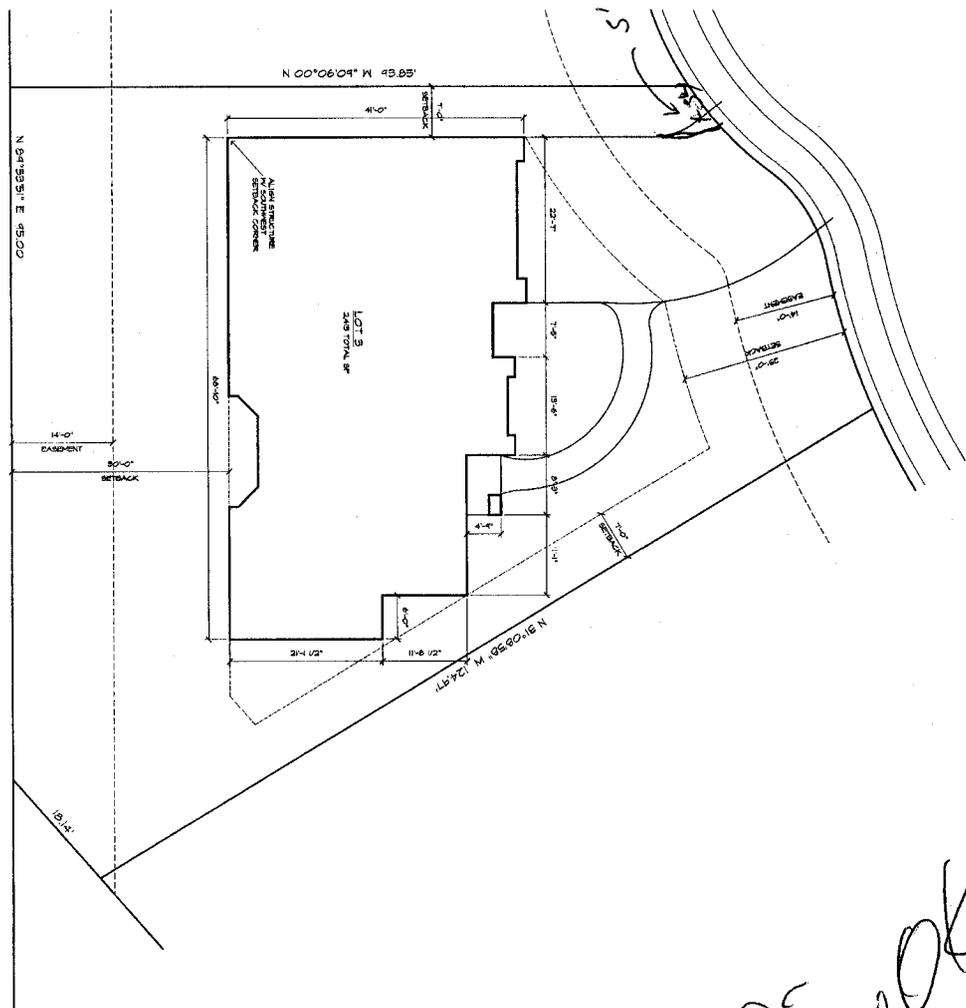
Applicant Signature [Signature] Date 5-7-02
 Department Approval Gaylean Henderson Date 5-13-02

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>14912</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/13/02</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)

5-13-02
 ACCEPTED *Dayleen Henderson*
 NOTICE OF SETBACKS MUST BE
 FILED WITH THE CITY PLANNING
 DEPARTMENT BY THE APPLICANT'S
 ATTORNEY TO PROPERLY
 IDENTIFY EASEMENTS
 AND PROPERTY LINES.



Approved
Robert Davis
 5-13-02

MERRITT CONSTRUCTION
 12TH COURT - LOT 3
 GRAND JUNCTION, CO

DKO ARCHITECTURE, P.C.
 330 MAIN STREET, SUITE 200
 GRAND JUNCTION, CO 81501
 970.246.8765 FAX 970.246.1011
 "THE POWER OF IMAGINATION"

C1
 SITE PLAN

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