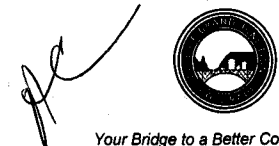


FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 83628



BLDG ADDRESS #4, 12<sup>TH</sup> CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1872 house 608 GARAGE

TAX SCHEDULE NO. 2701-354-62-004 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION 12<sup>TH</sup> CT. TOTAL SQ. FT. OF EXISTING & PROPOSED 2480

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER STAN SAMMONS dba JUNIPER HOMES NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 1392 2600 RD, HOTCHKISS CO USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 234-5520 DESCRIPTION OF WORK & INTENDED USE Build new single family res.

(2) APPLICANT STAN SAMMONS dba JUNIPER HOMES TYPE OF HOME PROPOSED: PATH  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD) 2002  
 Other (please specify) TB

(2) ADDRESS 1392 2600 RD, HOTCHKISS CO

(2) TELEPHONE 234-5520

**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 R3F-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 23' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 17 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).

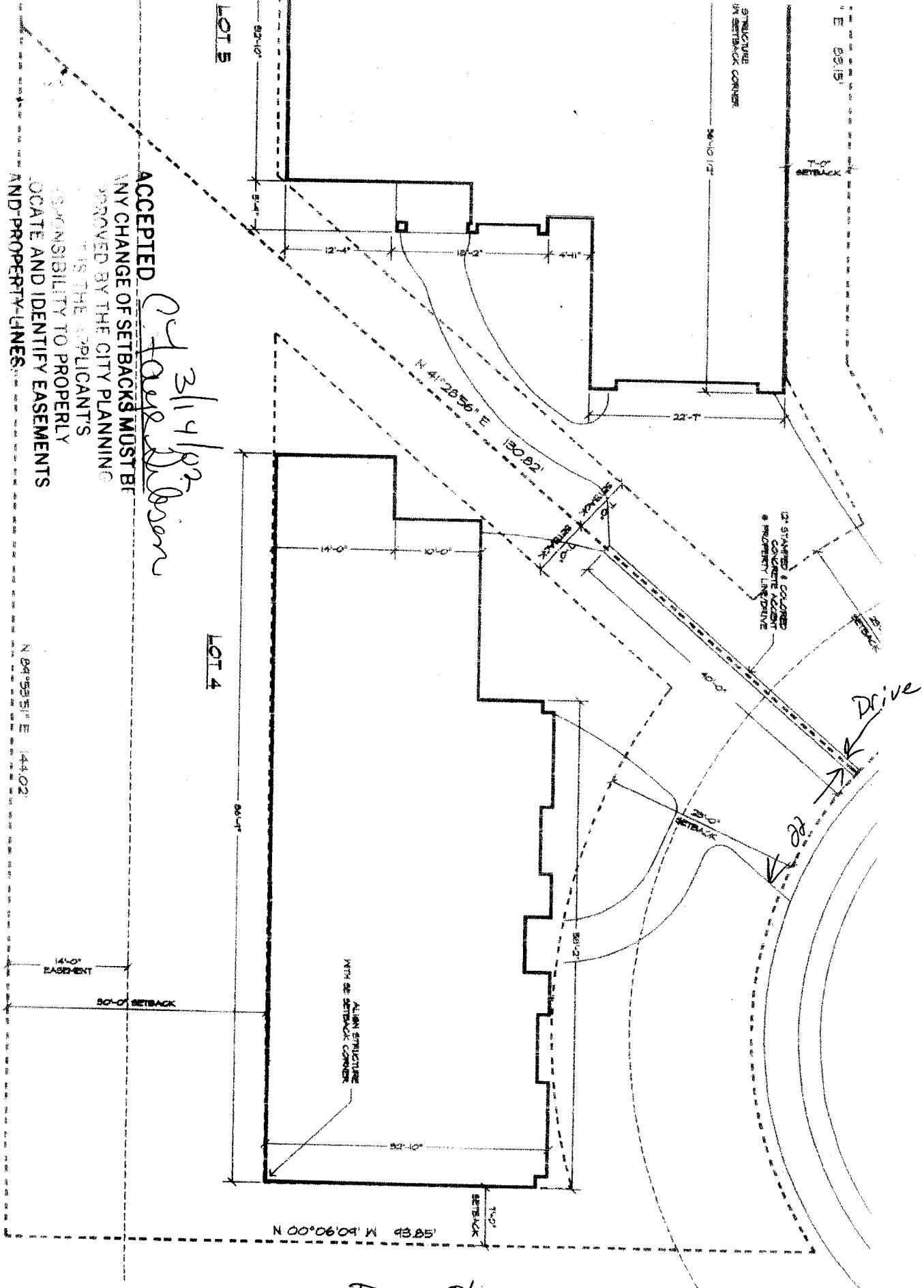
Applicant Signature [Signature] Date 3-13-02

Department Approval [Signature] Date 3/14/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14658</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/14/02</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)



ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*3/14/02*  
*Chad Johnson*

*Drive OK*  
*4/4 3/14/02*