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B

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

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

BLDG PERMIT NO. 89162



Your Bridge to a Better Community

BLDG ADDRESS 2616 Aster Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2000  
 TAX SCHEDULE NO. 2701-353-63-004 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION 2620 G Rd TOTAL SQ. FT. OF EXISTING & PROPOSED 2000  
 FILING 1 BLK 1 LOT 6 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Disraile Dave Inc NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) ADDRESS 800 Belford Ave USE OF EXISTING BUILDINGS None  
 (1) TELEPHONE 241-1040 DESCRIPTION OF WORK & INTENDED USE New Res  
 (2) APPLICANT Merritt Sixbey TYPE OF HOME PROPOSED:  
 (2) ADDRESS 1420 Motor St  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 241-5164 261-1463 \_\_\_\_\_ 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 RMF-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5/3 from PL, Rear 25/5 from PL Parking Req'mt 2  
 Maximum Height 30' Special Conditions Approval Ltr from Lic Eng  
 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 5/1/03  
 Department Approval [Signature] Date 5/1/03

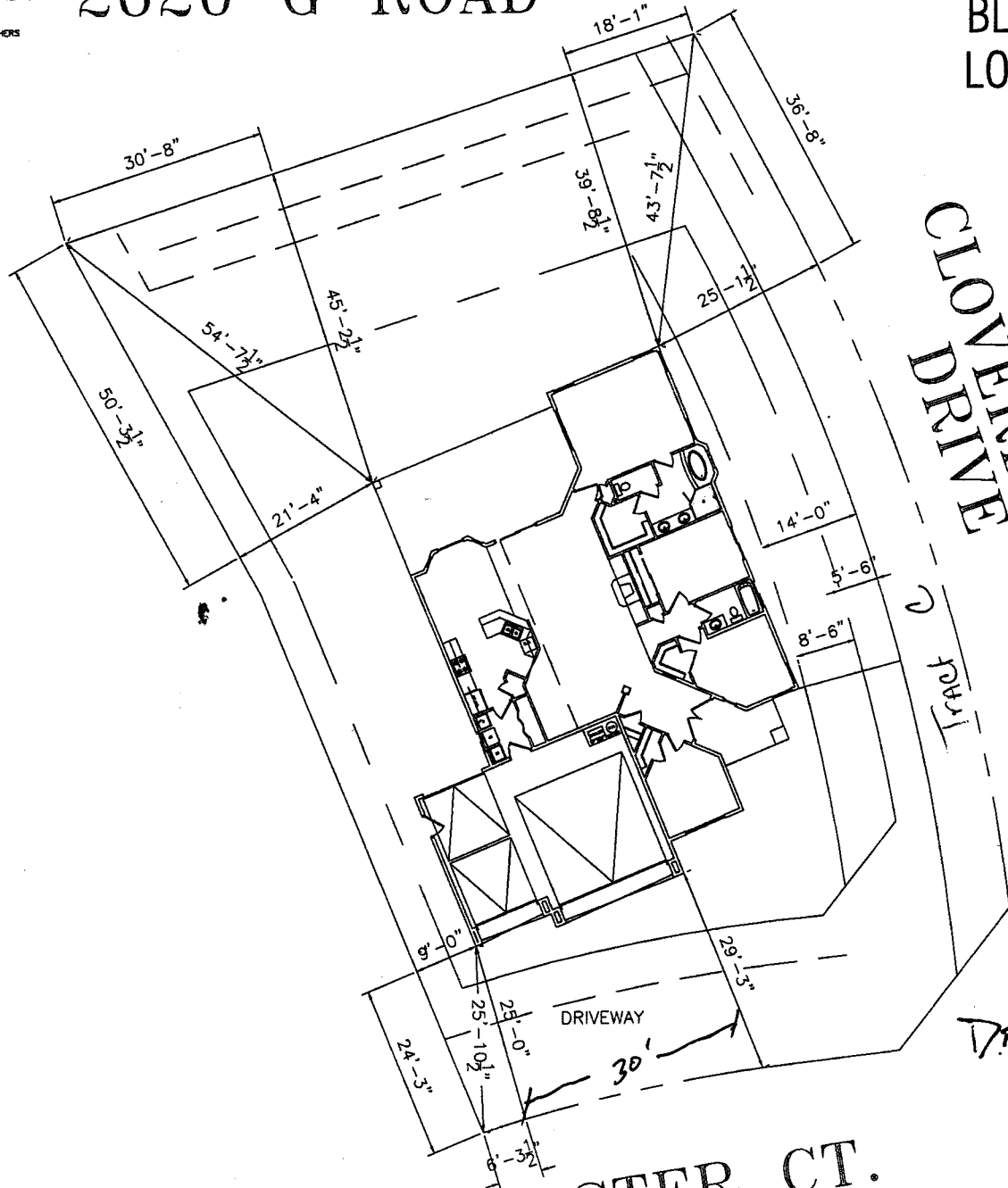
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15996</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-1-03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS  
 BEFORE CONSTRUCTION.  
 THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
 DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
 NO DR OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS  
 FOR SETBACK DATA.

2620 G ROAD

BLOCK 1  
 LOT 6



CLONERDALE  
 DRIVE

Tract

**NOTE:**  
 BUILDER TO VERIFY  
 ALL SETBACK AND EASEMENT  
 ENCROACHMENTS PRIOR  
 TO CONSTRUCTION

*Alisha Jagan 5/1/03*  
**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.

*DRIVE OK  
 4/24/03*

2616  
 ASTER CT.