

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 3077 Canyon Land Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 108'
 TAX SCHEDULE NO. 2943-041-54-015 SQ. FT. OF EXISTING BLDGS 8908'
 SUBDIVISION Fruit vall mados TOTAL SQ. FT. OF EXISTING & PROPOSED 9016'
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER Kyle Hudson Berger
 (1) ADDRESS 3077 Canyon Land Dr
 (1) TELEPHONE 970-434-9658
 (2) APPLICANT Self
 (2) ADDRESS _____
 (2) TELEPHONE _____

USE OF EXISTING BUILDINGS Road
 DESCRIPTION OF WORK & INTENDED USE Shade Shed & fence
 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 RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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).

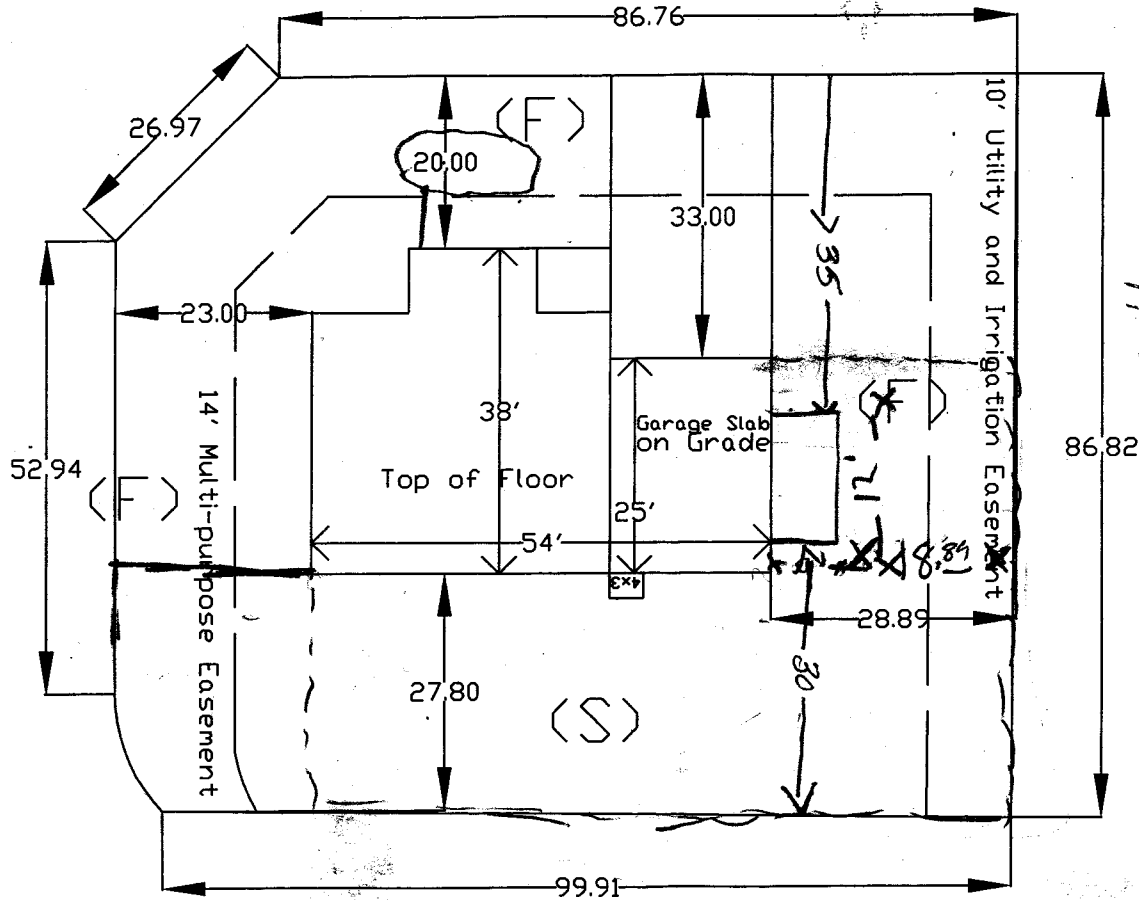
Applicant Signature [Signature] Date Jan 8, 03
 Department Approval [Signature] Date 1/8/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No NO charges
Utility Accounting	<u>Amarell</u>	Date	<u>1/8/03</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)

Canyon Land Dr.


S. SUN CT.



Call Danni Minogue

ALL SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES
 1/8/08

Handwritten initials and marks

 N	Berger Residence	
	3077 Canyon Land Dr.	
Lot 8	Fruitvale Meadows	SQ.FT. 8908
Block 1	SCALE	The Energy Office