

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

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

BLDG PERMIT NO. 90259



Your Bridge to a Better Community

BLDG ADDRESS 735 LENTOURI LT SQ. FT. OF PROPOSED BLDGS/ADDITION 3600 +/-

TAX SCHEDULE NO. 2701-354-66-012 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION WINDERMERE HOMES TOTAL SQ. FT. OF EXISTING & PROPOSED 3,600

FILING _____ BLK 2 LOT 12 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER ALAN DANLAD NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS PO Box 1254 USE OF EXISTING BUILDINGS New Home

(1) TELEPHONE 468-0709 DESCRIPTION OF WORK & INTENDED USE Home

(2) APPLICANT DON BERGMAN TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 1255 2 RD

(2) TELEPHONE 858-9091

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 R5F-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS B TRAFFIC _____ 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 8/19/03

Department Approval [Signature] Date 8/19/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6450</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8/19/03</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)

8/19/03
 C. J. Nelson
 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.

