

FEF \$ 10.00  
 TCP \$ 500.00  
 SIF \$ 292.00

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

BLDG PERMIT NO. 90818



Building Address 21604 Central Dr.  
1729 SALLY CT  
 Parcel No. 2701-354-66-001  
 Subdivision Windemere Hts  
 Filing 1 Block 2 Lot 1

No. of Existing Bldgs 0 Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Proposed 1  
 Sq. Ft. of Lot / Parcel 17462 sq ft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3500

**OWNER INFORMATION:**

Name LARSON & LARSON  
 Address P.O. 3477  
 City / State / Zip 81502

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Lenny Larson  
 Address 2205 MESCALERO AVE  
 City / State / Zip 81503  
 Telephone 260 0450

**\*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-2 Maximum coverage of lot by structures 3090  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 15' from PL Rear 30' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District B Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

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 Lenny Larson Date 8-11-03  
 Department Approval Gayleen Henderson Date 8-13-03

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>1729</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>8/13/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT - 1 BLK 2  
 Windermere HTS Sub

8-13-03  
 ACCEPTED Dayleen Henderson  
 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.

North ▲

