

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 89066



Your Bridge to a Better Community

BLDG ADDRESS 2667 Foxe Ct 81506 SQ. FT. OF PROPOSED BLDGS/ADDITION 3222<sup>+</sup>  
TAX SCHEDULE NO. 2701-261-32-006 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 3222  
FILING 2 BLK 1 LOT 8 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER RED HART CONST. NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) ADDRESS 2320-E 1/2 Rd G.J. 81503 USE OF EXISTING BUILDINGS N/A  
(1) TELEPHONE 234-0822 (Dan) DESCRIPTION OF WORK & INTENDED USE New S/F Residence  
(2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
(2) ADDRESS Same  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
(2) TELEPHONE \_\_\_\_\_ 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-4 Maximum coverage of lot by structures 50%  
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 7' from PL, Rear 25' 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 Daniel R. Hart Date April 16, 2003  
Department Approval C. J. Taylor Date 4/17/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15937</u>
Utility Accounting	<u>Mobile</u>	Date	<u>4/18/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

# 2667 Foxen CT G.J. 81506 Site Plan

Grand Vista F-2 B-1 LOT 8

RED HART CONST.

234-0822

Master Tax  
2701-261-37-006

4/17/03  
C. L. L. 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.

del  
w  
4/17/03

Foxen CT ROW

Setbacks  
Rear 25'  
Front 20'  
Side 10'

