

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

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

BLDG PERMIT NO. 90886



Your Bridge to a Better Community

BLDG ADDRESS 2619 Foxglove Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2001
 TAX SCHEDULE NO. 2701-353-64-008 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION 2680 G Road TOTAL SQ. FT. OF EXISTING & PROPOSED 2001
 FILING - BLK 2 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Ray Robidoux NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2039 S. Broadway #7 USE OF EXISTING BUILDINGS n/a
G2. CO. 81503
 (1) TELEPHONE 241-3449 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE
 (2) APPLICANT Ray Robidoux TYPE OF HOME PROPOSED:
 (2) ADDRESS 2039 S. Broadway #7 Site Built Manufactured Home (UBC)
G2. CO. 81503 Manufactured Home (HUD)
 (2) TELEPHONE 241-3449 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 LED 90
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions Approval Ltr from Lic Eng for foundation
 CENSUS 8 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 8-13-03
 Department Approval NA Gayleen Henderson Date 8-20-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>116458</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/20/03</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)

