

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

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

BLDG PERMIT NO. 87720



Your Bridge to a Better Community

BLDG ADDRESS 2620 Fox Glou SQ. FT. OF PROPOSED BLDGS/ADDITION 2058.24
 TAX SCHEDULE NO. 2701-353-64-014 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION 2620 Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 2058.24
 FILING 1 BLK 2 LOT 14 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Dusrah Dave NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 800 ~~Beatt~~ Belford USE OF EXISTING BUILDINGS New Res
 (1) TELEPHONE 241-1040 DESCRIPTION OF WORK & INTENDED USE New Res
 (2) APPLICANT Merritt Const Inc TYPE OF HOME PROPOSED:
 (2) ADDRESS 1420 motor street Site Built Manufactured Home (UBC)
 (2) TELEPHONE 241-5164 261-1463 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 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.
 CENSUS 10 TRAFFIC 17 ANNX# _____

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).

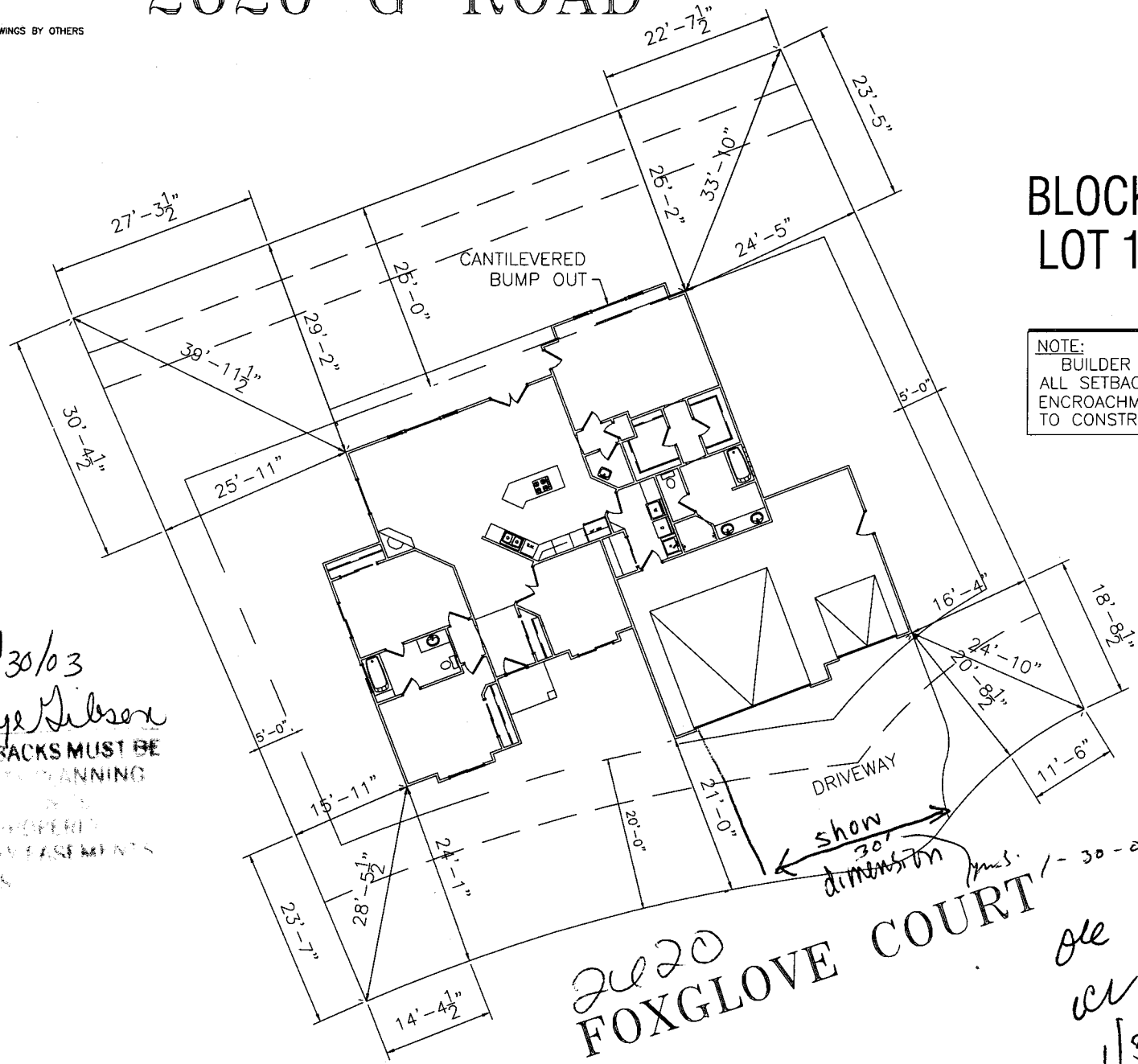
Applicant Signature [Signature] Date 1-6-03
 Department Approval [Signature] Date 1/30/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15669</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/30/03</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)

RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS
 PRIOR TO CONSTRUCTION.
 PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS
 FOR SETBACK DATA.

2620 G ROAD



**BLOCK 2
 LOT 14**

NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

1/30/03
 ACCEPTED *C. Faye Gibson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT AND THE
 ZONING DEPARTMENT.
 NO EASEMENTS
 NO PROPERTY LINES

2620
FOYGLOVE COURT
plm
1-30-03
ole
uc
1/30/03