

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

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

BLDG PERMIT NO. 89161



Your Bridge to a Better Community

BLDG ADDRESS 2622 Fox Gloue SQ. FT. OF PROPOSED BLDGS/ADDITION 2000
TAX SCHEDULE NO. 2701-353-624-013 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION 2620 G Road TOTAL SQ. FT. OF EXISTING & PROPOSED 2000
FILING 1 BLK 2 LOT 13 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Disraile Dwe NO. OF BUILDINGS ON PARCEL
Before: _____ After: _____ this Construction
(1) ADDRESS 800 Belford Ave USE OF EXISTING BUILDINGS None
(1) TELEPHONE 241-1040 DESCRIPTION OF WORK & INTENDED USE New Res
(2) APPLICANT Merritt Sixbey TYPE OF HOME PROPOSED:
(2) ADDRESS 1420 Main St Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE 241-5164 261-1463 _____ 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 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 5/3 from PL, Rear 25/5 from PL Parking Req'mt 2
Maximum Height 30' Special Conditions Approval Ltr from Lic Eng.
CENSUS 10 TRAFFIC 17 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).

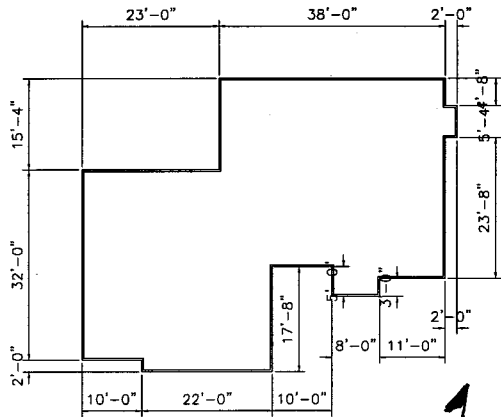
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5/1/03
Department Approval [Signature] Date 5/1/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>15995</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-1-03</u>		<u>107466</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)



2620 G ROAD
BLOCK 2
LOT 13

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

North ↑

ACCEPTED *Alaska* *5/1/03*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

LOT 14

GARAGE LEFT

LOT 12

FOXGLOVE
COURT
2622

5' MIN.

EDGE OF DRIVE MUST
BE 5' FROM PROP. LINES.

DRIVE OK AS MODIFIED
SH 4/24/03