

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

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

BLDG PERMIT NO. 87728



Your Bridge to a Better Community

BLDG ADDRESS 731 Galaxy CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2386
 TAX SCHEDULE NO. 2701-354-00-058 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Umbic Demere H/S TOTAL SQ. FT. OF EXISTING & PROPOSED 2386
 FILING 1 BLK 2 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER LARSON & LARSON NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. box 3477 - 8150 USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 245-9657 DESCRIPTION OF WORK & INTENDED USE New home
 (2) APPLICANT TERRY LARSON TYPE OF HOME PROPOSED:
 (2) ADDRESS 2205 MCKALEW AVE Site Built _____ Manufactured Home (UBC)
81503 _____ Manufactured Home (HUD)
 (2) TELEPHONE 260-0450 _____ 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 30%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions driveway 30' max at street
 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 Terry Larson Date 1-6-03
 Department Approval DHC Gaye Abion Date 1/15/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15630</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/15/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

