

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 463 JoAnn Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1656

TAX SCHEDULE NO. 2943-161-00-217 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Iler TOTAL SQ. FT. OF EXISTING & PROPOSED 1656

FILING \_\_\_\_\_ BLK 2 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Dustin Simpson NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 336 Roseville Road USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 241-2871 x 106 DESCRIPTION OF WORK & INTENDED USE Single Family Res.

(2) APPLICANT SAME TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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  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 \_\_\_\_\_

CENSUS C 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 Thomas P. J. Date 11/12/03

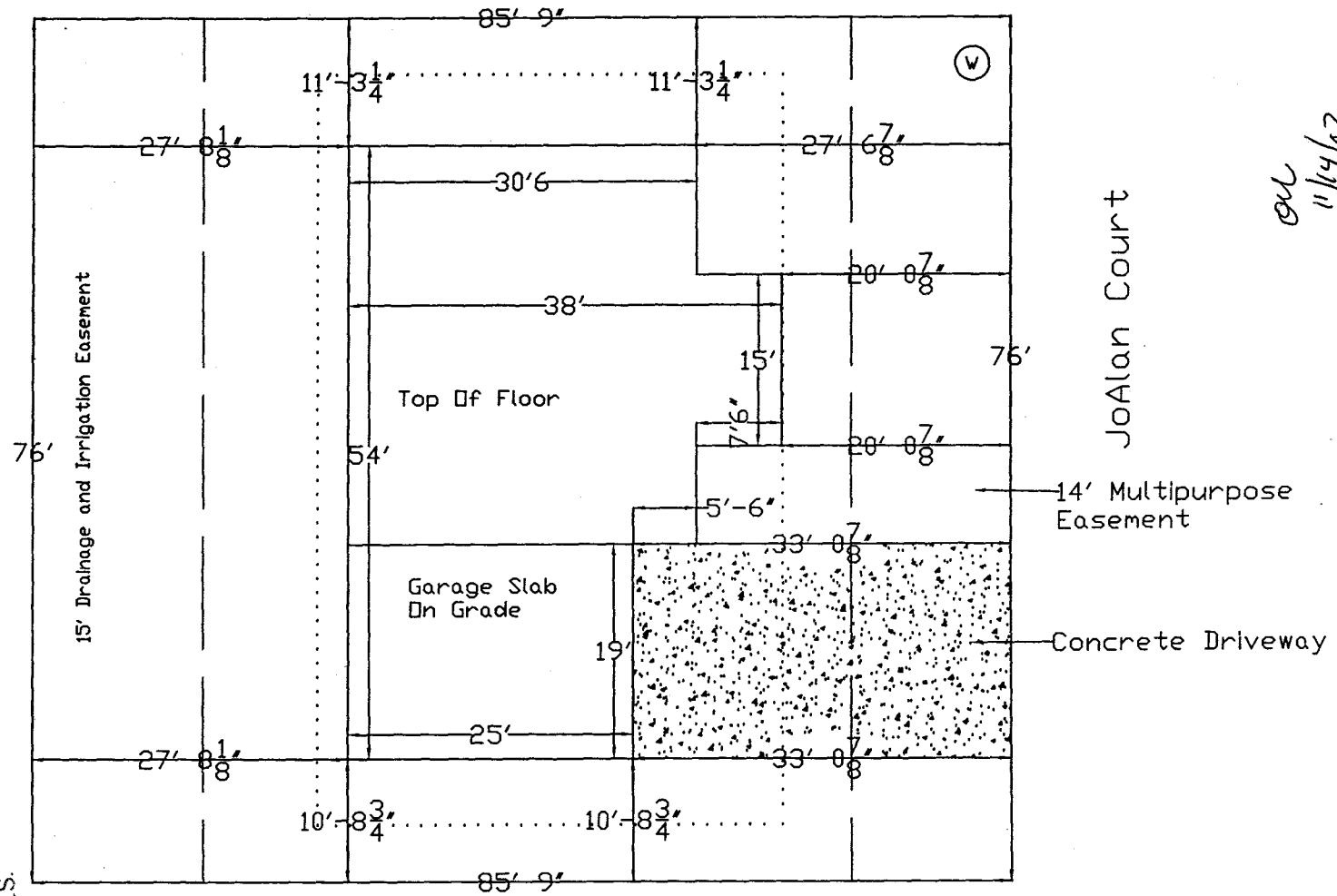
Department Approval PH Bayler Henderson Date 12-1-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>16779</u>
Utility Accounting <u>D. Yonover</u>	Date <u>12-1-03</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)

DATE	APPROVED
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OK  
11/14/03

12-1-03  
Jaylene Henderson

ACCEPTED  
ANY CHANGES TO THESE PLANS MUST BE APPROVED BY THE APPLICANT'S ARCHITECT/ENGINEER AND PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

	Simpson Residence	
	463 JoAlan Ct.	
Lot 5 Block 2	Isles Subdivision	SQ.FT. 6517
	SCALE	Housing Resources

DSS