

FEE \$	10.00
TCP \$	500.00
SIF \$	298.00

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

BLDG PERMIT NO. 885466



Your Bridge to a Better Community

BLDG ADDRESS 2752 Laguna SQ. FT. OF PROPOSED BLDGS/ADDITION 15416
 TAX SCHEDULE NO. 2945-244-41-016 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Eagle TOTAL SQ. FT. OF EXISTING & PROPOSED 15410
 FILING _____ BLK 1 LOT 16 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Rick Wagner NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 344 Serpents Tr. Dr. USE OF EXISTING BUILDINGS Resident
 (1) TELEPHONE 250-3151 DESCRIPTION OF WORK & INTENDED USE New Const.
 (2) APPLICANT ACCI 2000 TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 511 Clifton 81520 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ 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 _____
 CENSUS 13 TRAFFIC 80 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 3/17/03
 Department Approval [Signature] Date 3/19/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15847</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/19/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

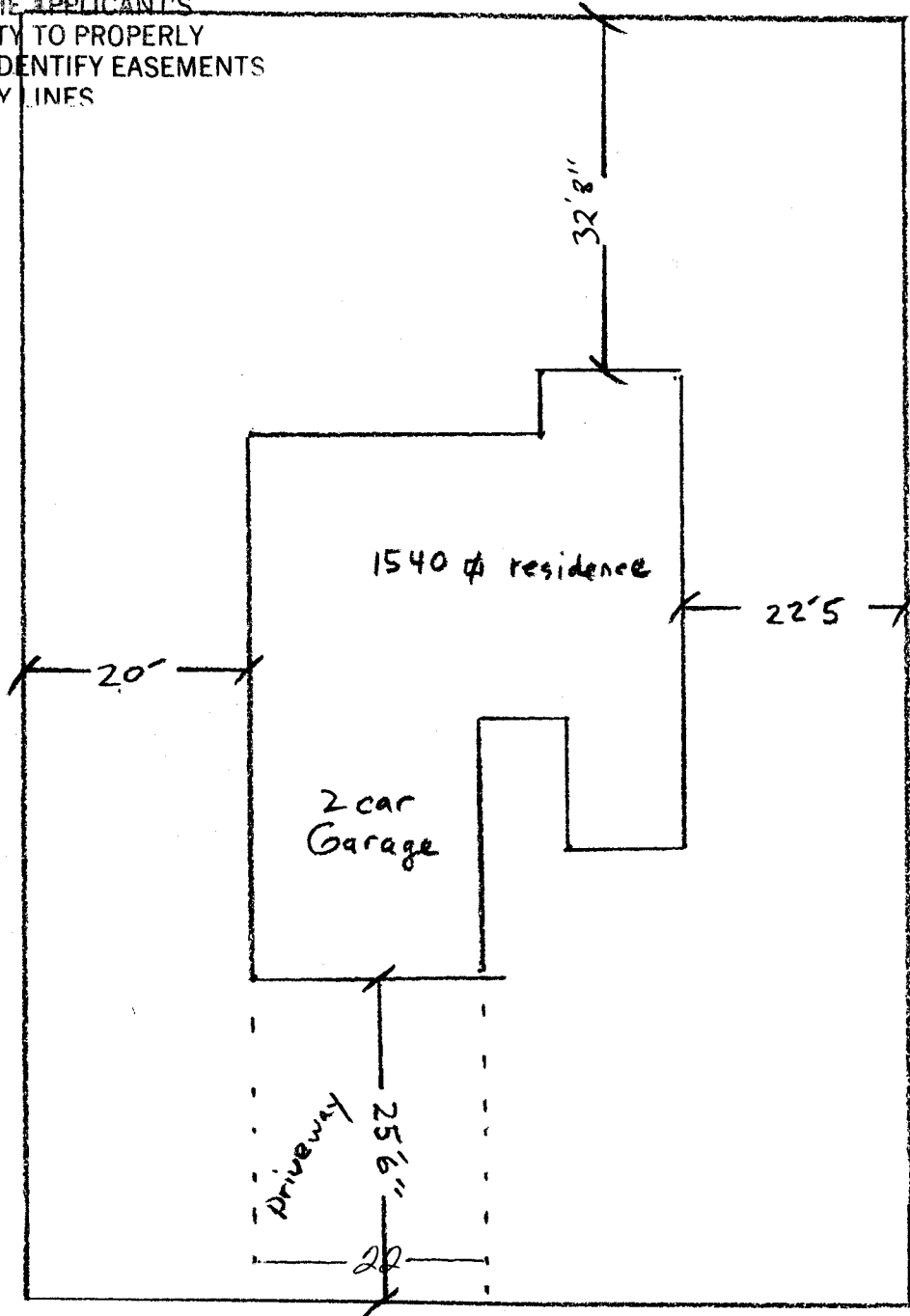
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Proposed Plot Plan
2752 Laguna

Eagle Sub.
Lot 16 Blk 1

ACCEPTED *Misha Pragon* 3/19/03

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES



OK
CC
3/17/03