

FEE \$	10.00
TCP \$	500.00
SIF \$	0

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

BLDG PERMIT NO. 90573



Your Bridge to a Better Community

BLDG ADDRESS 650 Larkspur Lane SQ. FT. OF PROPOSED BLDGS/ADDITION 2710

TAX SCHEDULE NO. 2945-022-10-013 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Northfield Estates Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 2710

FILING _____ BLK _____ LOT 25 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Robert & Nancy Zell NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 1282 USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 970-241-7625 DESCRIPTION OF WORK & INTENDED USE New Residence

(2) APPLICANT R+M ENT TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 274 Grand Overlook Ct

(2) TELEPHONE 234-0080

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-1 Maximum coverage of lot by structures 20%

SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 15'/3' from PL, Rear 30'/10' from PL Parking Req'mt 2

Maximum Height 35' "B" Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

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 18 JUL 03

Department Approval [Signature] Date 7/22/03

Additional water and/or sewer tap fees are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16337</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7/22/03</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)

