

FEE \$	11.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 87491



Your Bridge to a Better Community

BLDG ADDRESS 2819/2824 MACADE CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1311 / 1333
2943-043-27-001
 TAX SCHEDULE NO. _____ SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION VILLAGE PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 1311 / 1333
 FILING 1 BLK 1 LOT 11/12 NO. OF DWELLING UNITS:
 Before: 0 After: 2 this Construction
 (1) OWNER Lee Homes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 2 this Construction
 (1) ADDRESS 569 S westlake #3 USE OF EXISTING BUILDINGS 0
 (1) TELEPHONE 234-1091 DESCRIPTION OF WORK & INTENDED USE new residence
 (2) APPLICANT [Signature] TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC) NOV 15 2002
 (2) TELEPHONE _____ _____ Manufactured Home (HUD) _____ TB
 _____ 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 PD Maximum coverage of lot by structures 50%
 SETBACKS: Front 15' principal 20' Garage from property line (PL)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES NO _____
 Side 0' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions Engineered Foundations Req'd
 CENSUS 10 TRAFFIC 22 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 31 OCT 02
 Department Approval [Signature] Date 11-15-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15487</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/15/02</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)

2819
LOT 12
4549 sf

BLOCK 1

4 sets.
11-15-02 Daylene Henderson
ACCEPTED
ANY CHANGE OR RETRACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENT
AND PROPERTY LINES.

2821

LOT 11
4819 sf

88.58'
S00°00'00"E

