

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

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

BLDG PERMIT NO. 87498



Your Bridge to a Better Community

BLDG ADDRESS 2821 Meade Ct  
2943-063-27-007  
 TAX SCHEDULE NO. \_\_\_\_\_

SQ. FT. OF PROPOSED BLDGS/ADDITION 1333  
 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Village Park

TOTAL SQ. FT. OF EXISTING & PROPOSED 1333

FILING 2 BLK 1 LOT 11

NO. OF DWELLING UNITS:  
 Before: 0 After: 2 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 2 this Construction

(1) OWNER Lee Homes

(1) ADDRESS 569 S. westgate #3

USE OF EXISTING BUILDINGS New Residence

(1) TELEPHONE 234-1091

DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

(2) APPLICANT [Signature]

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HMD)  
 \_\_\_\_\_ 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 PD  
 SETBACKS: Front 15' principal 20' Garage 15' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0' from PL, Rear 10' from PL  
 Maximum Height 32'

Maximum coverage of lot by structures 50%  
 Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Parking Req'mt 2  
 Special Conditions Engineered Foundations Reg'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 15 NOV 02  
 Department Approval Bayleen Henderson Date Nov 15, 02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15488</u>
Utility Accounting <u>U. Bensley</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

11-15-02  
ACCEPTED *Gayleen Henderson*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
IDENTIFY EASEMENT

BLOCK 1

2821  
LOT 11  
4819 sf

Meade Court

88.58'  
S00°00'00"E

