

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

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

BLDG PERMIT NO. 886219



Your Bridge to a Better Community

BLDG ADDRESS 642 Pineneedle Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-023-25-002 SQ. FT. OF EXISTING BLDGS NO SF CHANGE

SUBDIVISION FOURPINES TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT 2

(1) OWNER Michael Tracy NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) ADDRESS 730 29th St NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) TELEPHONE _____ USE OF EXISTING BUILDINGS Residential

(2) APPLICANT Ruckman Inc. DESCRIPTION OF WORK & INTENDED USE Remodel Columns

(2) ADDRESS 506 22 1/2 Road TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 241-9196

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-2 Maximum coverage of lot by structures 30%

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

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

Maximum Height 35' Special Conditions _____

CENSUS _____ 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 Meganie D. Lorch Date 3-18-03

Department Approval Mike Magon Date 3/27/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>3/27/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

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

LOT 2

642 Hancock Ct

4" PVC IRRIGATION

STA: 2+54.27 (9.11 L)
 SAN MH A4
 RIM EL 4646.00
 INV IN EL 4636.76
 INV OUT EL 4636.56

STA: 3+16.29 (6.00 L)
 SAN MH A3
 RIM EL 4645.70
 INV IN EL 4636.31
 INV OUT EL 4636.11

STA: 3+59.67=
 STA: 0+00.00
 SAN MH A2
 RIM EL 4645.27
 INV IN EL 4635.93
 INV OUT EL 4635.73

INSTALL 89 LF OF 8" PVC S/L

L=80.89'
 R=271.00'

INSTALL 61 LF OF 8" PVC S/L

INSTALL 45 LF OF 8" PVC S/L

INSTALL 74 LF OF 8" PVC S/L

INSTALL SIDEWALK AT LOW IN CUL-

S 0+86.56

