

FEE \$	1000
TCP \$	—
SIF \$	—

PD w/ FPA-2003-228

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BUILDING PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 661 Starlight Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 120

TAX SCHEDULE NO. 2943-042-66-014 SQ. FT. OF EXISTING BLDGS 1589

SUBDIVISION Fair Cloud / Remington Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 1609

FILING 2 BLK 3 LOT 8

NO. OF DWELLING UNITS:
Before: 1 After: 2 this Construction

(1) OWNER Tim + Rita Lockyer

NO. OF BUILDINGS ON PARCEL
Before: _____ After: _____ this Construction

(1) ADDRESS 661 Starlight Dr.

USE OF EXISTING BUILDINGS HOUSE

(1) TELEPHONE 434-1647

DESCRIPTION OF WORK & INTENDED USE shed for tools ect..

(2) APPLICANT _____

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS same

Manufactured Home (HUD)

(2) TELEPHONE _____

Other (please specify) shed

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 —

SETBACKS: Front 25' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO X

Side 3' from PL, Rear 10' from PL

Parking Req'mt N/A

Maximum Height accessory shed

Special Conditions _____

CENSUS _____ TRAFFIC N/A 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 12-30-03

Department Approval [Signature]

Date 12-31-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No <u>shed</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/31/03</u>

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