

FEE \$	10.00
TCP \$	0
SIF \$	292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 87854



Your Bridge to a Better Community

BLDG ADDRESS 467 North Sun Ct SQ. FT. OF PROPOSED BLDGS/ADDITION #8 1671

TAX SCHEDULE NO. 2943-161-97-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Fruitvale Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1671

FILING 2 BLK 1 LOT 4

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Jessica Muniz

NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 930 22 ROAD, GJ

USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 241-2871 x 2f message

DESCRIPTION OF WORK & INTENDED USE New Single Family

(2) APPLICANT SAME AS ABOVE

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 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 RMF-5

Maximum coverage of lot by structures 60%

SETBACKS: Front 20'/25' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO

Side 5'/3' from PL, Rear 25'/5' from PL

Parking Req'mt 2

Maximum Height 35'

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 1/21/03

Department Approval [Signature]

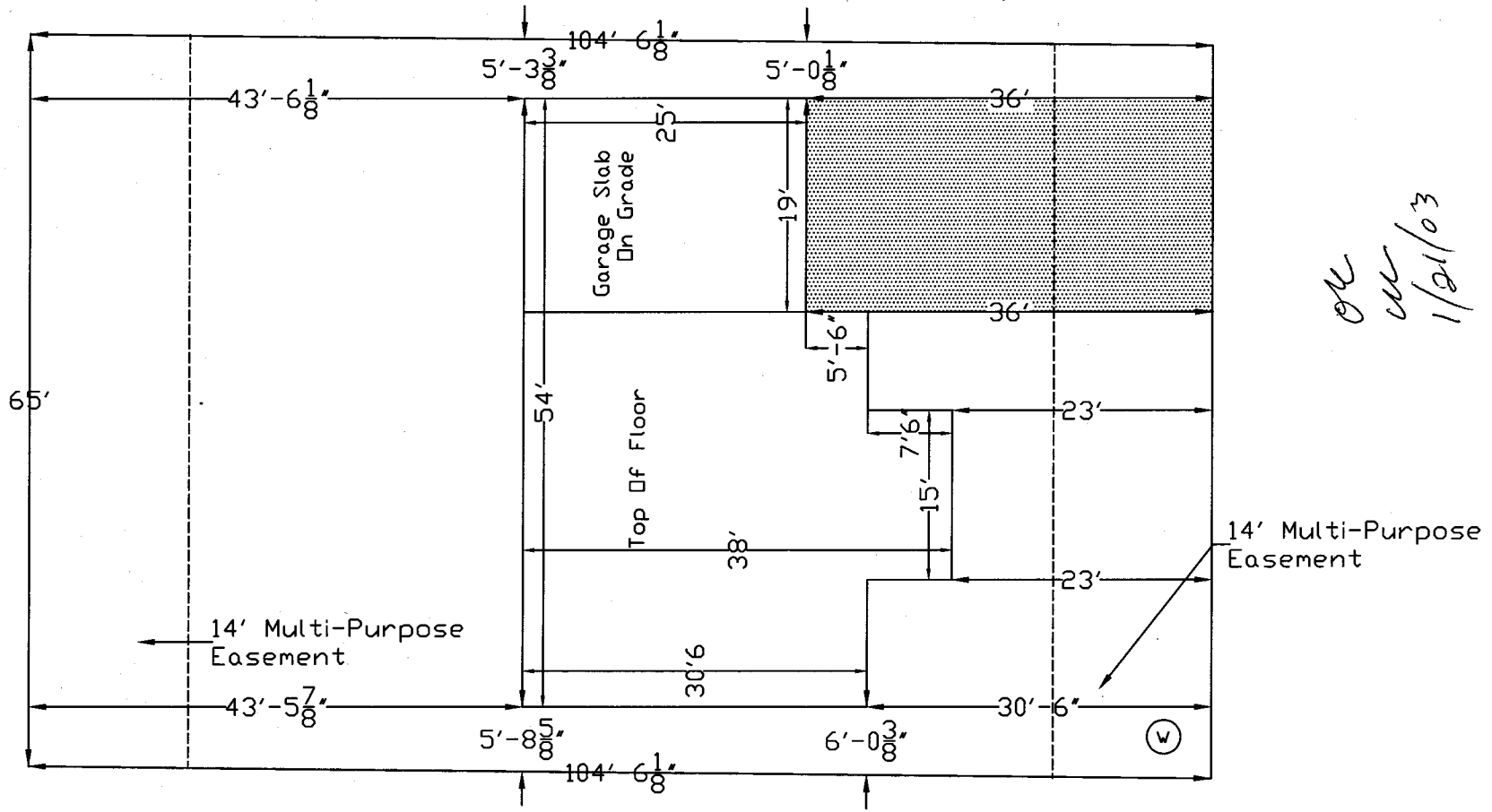
Date 1/30/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15671</u>
Utility Accounting	<u>[Signature]</u>		Date <u>1/30/03</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)

DATE	APPROVED
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*OK*  
*W*  
 1/21/03

LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES  
 RESPONSIBILITY TO PROPERTY  
 OWNER IS THE CLIENTS  
 RESPONSIBILITY TO PROPERLY  
 PLAN AND CONSTRUCT SETBACKS MUST BE  
 MAINTAINED AT ALL TIMES

*Checked*  
*Maegan Lopez*  
 1/20/03

	Muniz Residence	
	467 N. Sun Ct.	
Lot 4 Block 1	Fruitvale Meadows	SQ.FT. 6793
	SCALE	Housing Resources