

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

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

BLDG PERMIT NO. 87852



Your Bridge to a Better Community

BLDG ADDRESS 468 North Sun Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1671

TAX SCHEDULE NO. 2943-161-97-015 SQ. FT. OF EXISTING BLDGS 0

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

FILING 2 BLK 1 LOT 15 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Richard Alan Dishong NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2601 Belford #60, GT USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 241-2871 x 26 messages 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) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 5'/3' from PL, Rear 25'/5' from PL Parking Req't 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 Tom Date 1/21/03

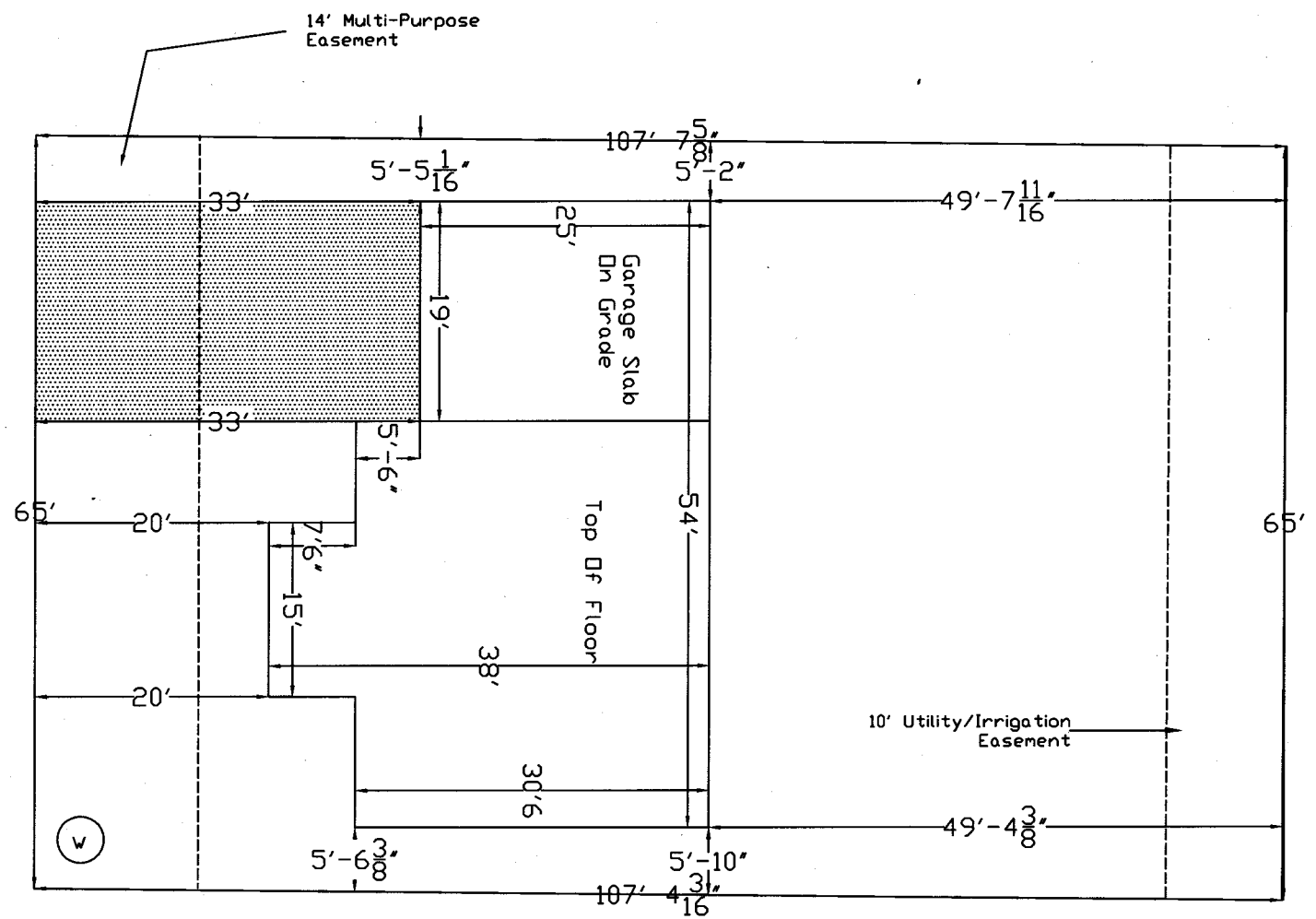
Department Approval Richard Alan Dishong Date 1/30/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15672</u>
Utility Accounting <u>Marshall Cole</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)

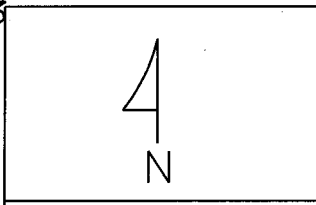
DATE	APPROVED
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1/21/03
W
W

Albi Dragon 1/30/03

NOTICE: ALL SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES



Dishong Residence	
468 N. Sun Ct.	
Fruitvale Meadows	SQ.FT. 6987
SCALE	Housing Resources

Lot 15 Block 1