

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

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

BLDG PERMIT NO. 87727



Your Bridge to a Better Community

BLDG ADDRESS Wigeon 727 Wigeon DR SQ. FT. OF PROPOSED BLDGS/ADDITION 1450

TAX SCHEDULE NO. 2701-334-37-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION JANTAN GREENS TOTAL SQ. FT. OF EXISTING & PROPOSED 1450

FILING 2 BLK 1 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS PO 3477 - 81502 USE OF EXISTING BUILDINGS Residential

(1) TELEPHONE 2459657 DESCRIPTION OF WORK & INTENDED USE New

(2) APPLICANT TERRY LARSEN TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2205 MESCHER (2) TELEPHONE 260-4450

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 45%

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

Side 5' from PL, Rear 14' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Eng Foundation required

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).

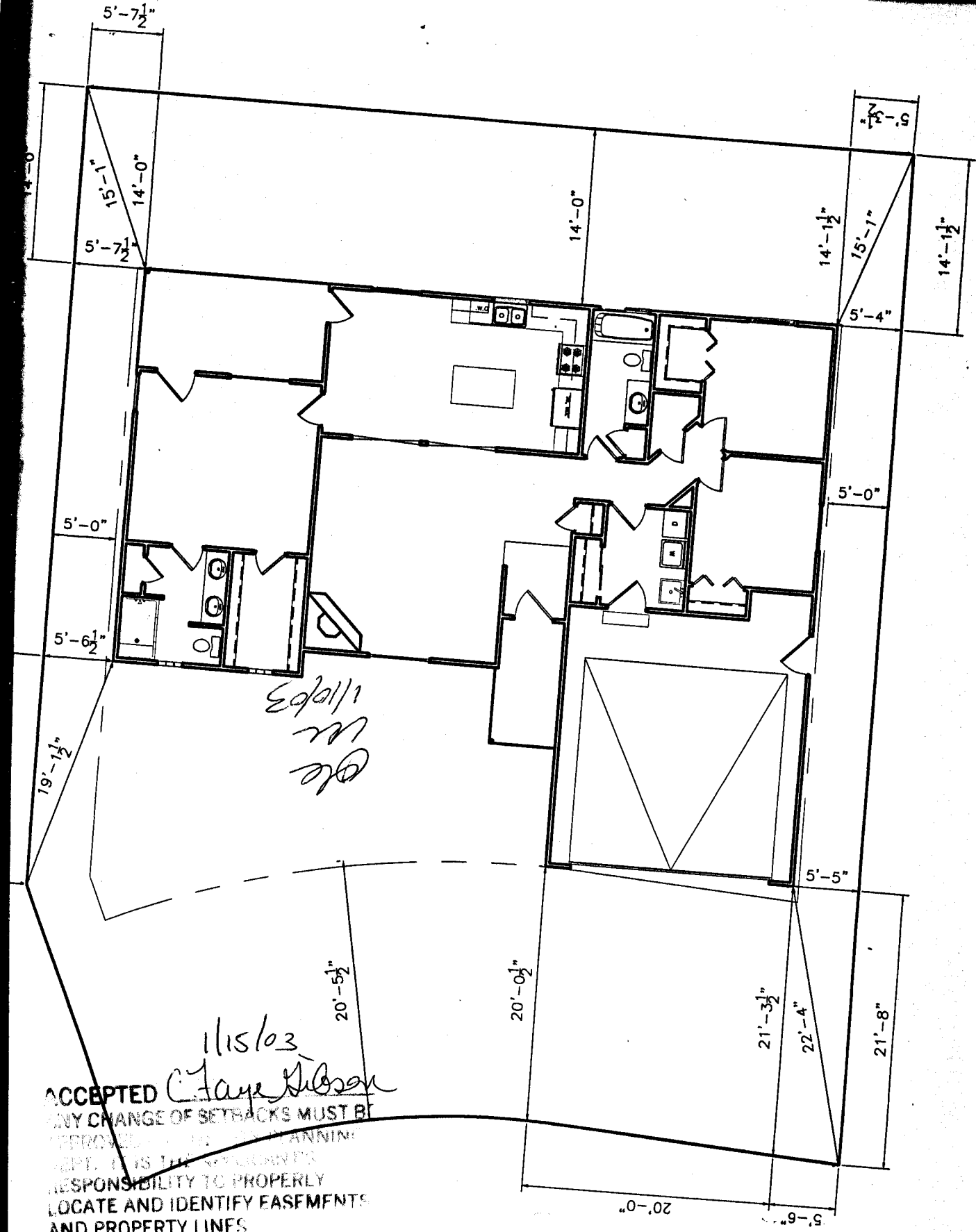
Applicant Signature [Signature] Date 1-6-03

Department Approval [Signature] Date 1/15/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15231</u>
Utility Accounting	<u>[Signature]</u>		Date <u>1/15/03</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)



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

16" overhang may go into easement as long as the roof is 26" at least 9' 4" high WIGEON DRIVE