

FEE \$	<u>20⁰⁰</u>
TCP \$	<u>500⁰⁰</u>
SIF \$	<u>292⁰⁰</u>

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

BLDG PERMIT NO. 89175



Your Bridge to a Better Community

BLDG ADDRESS 2620 WISTERIA CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2059
 TAX SCHEDULE NO. 2701 353 64006 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION 2620 G Road TOTAL SQ. FT. OF EXISTING & PROPOSED 2059
 FILING 1 BLK 2 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER I Diane Harvey NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2560 Forest Hills, G.S.
 (1) TELEPHONE 241-3513 USE OF EXISTING BUILDINGS NA
 (2) APPLICANT Malone Construction DESCRIPTION OF WORK & INTENDED USE new Construction
 (2) ADDRESS 2935 Shelley Grd Jct TYPE OF HOME PROPOSED:
 (2) TELEPHONE 245-8991 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 17 TRAFFIC 10 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).

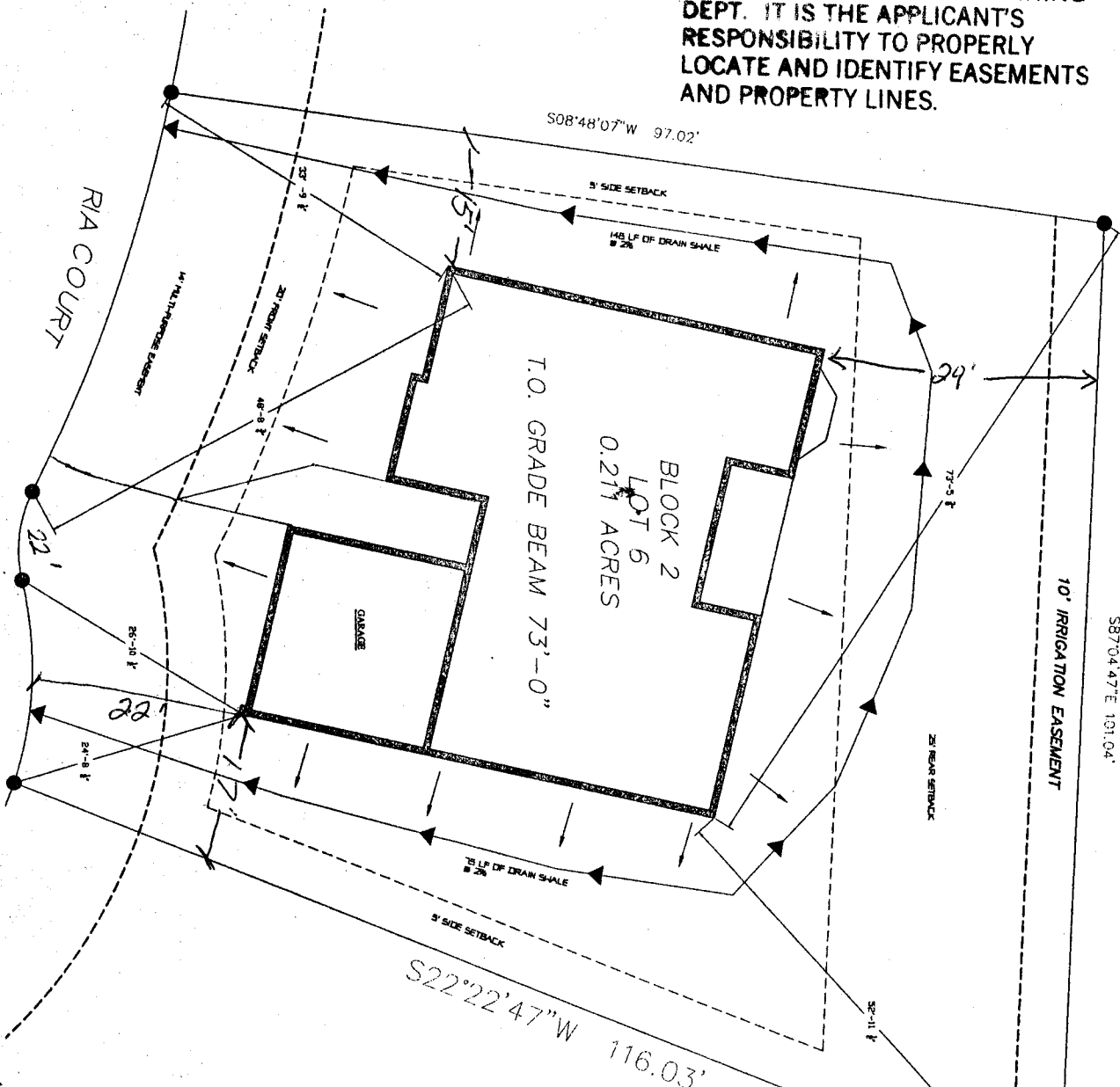
Applicant Signature Suzanne Malone Date March 17, 2003
 Department Approval Ante Castello Date 3/19/03

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>15898</u>
Utility Accounting	<u>OM Cole</u>	Date	<u>2/8/03</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 *SLC 3/19/03*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



RIA COURT

SITE & DRAINAGE PLAN
 3/16" = 1'-0"



*ok
 ll
 3/19/03*

DRAWN BY DWT	CHECKED BY DWT	THOMPSON-LANGFORD CORP. ENGINEERS AND LAND SURVEYORS 680 W 1/2 RD., SUITE 2010 GRAND JUNCTION, COLORADO PH. (970) 848-5057 FAX (970) 841-2645 Lic@tlwcorp.com	MALONE CONSTRUCTION GRAND JCT. HARVEY RESIDENCE LOT 9, BLOCK 2, 2620 G ROAD GRAND JUNCTION, CO	REVISION	DATE	DESCRIPTION	BY	DATE