

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 1940 FLORA CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2,000  
 TAX SCHEDULE NO. 2945-121-36-004 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION FLORA TOTAL SQ. FT. OF EXISTING & PROPOSED 2,000  
 FILING \_\_\_\_\_ BLK 2 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER JRJ BUILDERS INC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 680 SEQUEL CT USE OF EXISTING BUILDINGS 0  
 (1) TELEPHONE 434-5989 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILIES  
 (2) APPLICANT OWNER TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions Foundation design performed by an engineer  
 CENSUS 0 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 3-29-04  
 Department Approval [Signature] Date 3-29-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>1115</u>
Utility Accounting <u>[Signature]</u>		Date <u>3/29/04</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)

FLORA CT

24'

32'

14' MUTI. PURP. EAS.

CONC. DRIVE

existing 15' proposed easement

20'

17'6"

90.26'

ACCEPTED  
3-29-04  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

UTIL. EAS

25'88"

2945-121-36-004

L 4 B 2 FLORA SUB

PROPOSED HOUSE  
1940 FLORA CT

13'

9'

12'

76.00'

NTH  
3/24/04

76.00

NTH  
✓  
m  
m

12'

6'

13'

PROPOSED HOUSE  
1940 FLORA CT

L 4 B 2 FLORA SUB  
2945-121-36-004

85.88

6' UTIL. EAS

329-04 Gayleen Henderson  
ACCEPTED  
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.

5'

90.26'

17.61

PROPOSED BUILDING  
EXISTING

CONC. DRIVE

14' MULTI. PURP. EAS.

20'

24'

FLORA CT

132'